ST. JOSEPH COUNTY REDEVELOPMENT COMMISSION
MEETING AGENDA

July 14, 2020, at 9:00 a.m.

In Person Option
County-City Building
4th Floor, Council Chambers

Virtual Option
Join Zoom Meeting
Click Here to Join Redevelopment Commission Meeting
Meeting ID: 943 9994 6046
Password: 425536
Dial by your location
+1 312 626 6799 US (Chicago)

1. Meeting Called to Order

2. Approval of Minutes
   a. June 9, 2020 – Regular Meeting of the Redevelopment Commission

3. Opening of Quotes
   a. Demolition of 4 Properties in St. Joseph County (NCEDA)
   b. Demolition of 2 Properties in New Carlisle, IN (NCEDA)

4. Economic Development Area Updates
   a. General Redevelopment Commission
      i. Budget Information (June report)
         1. Wyatt EDA – Fund 4300
         2. New Carlisle EDA – Fund 4301 (AA #2)
         3. New Carlisle EDA – Fund 4302 (AA #1)
         4. New Carlisle EDA – Fund 4303 (Special Taxing District)
         5. Capital Avenue EDA – Fund 4401
         6. Northwest Cleveland Road EDA – Fund 4402
         7. General Redevelopment Commission – Fund 4403
         8. Double Track Bond – Fund 4404
b. New Carlisle Economic Development Area
   i. Broadband Project
      1. PSP – Right-of-Way Review (Thorne Grodnik)

c. St. Joseph County Economic Development Area No. 3 (Capital Avenue EDA)
   i. Elkhart & Western Railroad Agreement

d. Wyatt Economic Development Area No. 1 (Wyatt EDA)

e. Northwest Cleveland Road Economic Development Area (NWCR EDA)

5. Additional Business
   a. COVID-19 Update - To discuss what impacts are expected along with future risks and mitigation strategies as it relates to economic development
      ii. COVID 19 Webinar: A Ten-Point Action Plan for Economic Developers, IEDC, April 2020
   b. Quality of Life Projects - To discuss some current plans for quality of life projects (trails, green spaces, etc) and what are some possible projects for the future

6. Public Comment (3 minute limit)

7. Adjournment

Next Meeting Date: August 11, 2020 at 9 am (Location TBD)

The Title VI Coordinator has made available at this meeting/hearing a voluntary Public Involvement Survey to collect demographic data to monitor and demonstrate St. Joseph County’s compliance with its non-discrimination obligations under Title VI and Federal Regulation 23CFR 200.9(b)(4), and more importantly, ensure that affected communities and interested persons are provided equal access to public involvement. Compliance is voluntary. However, in order to demonstrate compliance with the federal regulation, the information requested must be documented when provided. It will not be used for any other purpose, except to show that those who are affected or have an interest in proceedings or the proposed project have been given an opportunity to provide input throughout the process.
ST. JOSEPH COUNTY REDEVELOPMENT COMMISSION
MINUTES

June 9, 2020, at 9:00 a.m.
Virtual Meeting

Join Zoom Meeting
Click to join Redevelopment Commission Meeting
Meeting ID: 999 1976 2839
Password: 423850
Dial by your location
+1 312 626 6799 US (Chicago)

Members Present: Brian Pawlowski, Jessica Clark, Dennis Jordan, Jason Critchlow, Thomas Gryp (by video)

Staff Present: Bill Schalliol, Christian Brown, Jamie Woods, Samantha Keultjes

1. Meeting Called to Order at 9:00 a.m.
   a. Administration of Oath – Jessica J. Clark, P.E.

   Jamie Woods began the meeting by administering the Oath to Jessica Clark.

2. Approval of Minutes
   (Audio Position: 2:00)
   a. March 10, 2020 – Regular Meeting of the Redevelopment Commission

   After careful consideration, the following action was taken: Upon a motion by Dennis Jordan, being seconded by Jason Critchlow and unanimously carried, the March 10, 2020 Redevelopment Commission minutes were approved.

3. Opening of Bids
   (Audio Position: 2:25)
   a. Bendix Woods/Navistar Drainage Project (NCEDA)

   Unable to open at this meeting.

   b. East Jefferson Sidewalk Project (CAEDA)

   Jessica Clark stated that three bids were received:
   Walsh & Kelly at $155,000
   Premium Concrete Services at $204,309

PLANNING AND ZONING | PUBLIC WORKS | SURVEYOR | DRAINAGE | ENVIRONMENTAL | ECONOMIC DEVELOPMENT

227 W. Jefferson Blvd. | 7th Fl. | South Bend, IN 46601
P: (574) 235-7800 | F: (574) 235-9813
Reith Riley Construction at $154,400

After careful consideration, the following action was taken: Upon a motion by Jason Critchlow, being seconded by Dennis Jordan and unanimously carried, the Redevelopment Commission accepts the opening and reading of these bids and turns them over to Public Works for review. Project to be awarded at Board of Commissioners meeting on June 16, 2020.

4. Economic Development Area Updates
   a. General Redevelopment Commission
      i. Budget Information (March, April, and May reports)
         1. Wyatt EDA – Fund 4300
         2. New Carlisle EDA – Fund 4301 (AA #2)
         3. New Carlisle EDA – Fund 4302 (AA #1)
         4. New Carlisle EDA – Fund 4303 (Special Taxing District)
         5. Capital Avenue EDA – Fund 4401
         6. Northwest Cleveland Road EDA – Fund 4402
         7. General Redevelopment Commission – Fund 4403
         8. Double Track Bond – Fund 4404

      Bill Schalliol stated that the budget information for March, April, and May are provided in the packet for the Commission members to review.

   ii. Resolution 2020-03 – Resolution of the St. Joseph County Redevelopment Commission Concerning the 2021 Budget Year Determination for Tax Increment for the St. Joseph County Redevelopment Commission Allocation Areas

      After careful consideration, the following action was taken: Upon a motion by Dennis Jordan, being seconded by Jessica Clark and unanimously carried, Resolution 2020-03 was approved.

   iii. Authorization for the President of the Redevelopment Commission to sign documents related to the filing of the annual report.

      After careful consideration, the following action was taken: Upon a motion by Jessica Clark, being seconded by Jason Critchlow and unanimously carried, the authorization for the President of the Redevelopment Commission to sign documents related to the filing of the annual report was approved.


      No action was needed on this agenda item.

b. New Carlisle Economic Development Area
   i. Resolution 2020 – 04 – Transfer of Inland Parcel from Board of Commissioners

      After careful consideration, the following action was taken: Upon a motion by Dennis Jordan, being seconded by Jason Critchlow and unanimously carried, Resolution 2020-
04 was approved.

ii. Farm Leases / Release and Indemnification Agreement

1. Farm Lease - Inland Parcel

After careful consideration, the following action was taken: Upon a motion by Jessica Clark, being seconded by Dennis Jordan and unanimously carried, the Farm Lease for the Inland Parcel was approved.

After careful consideration, the following action was taken: Upon a motion by Tom Gryp, being seconded by Jessica Clark and unanimously carried, Farm Lease for the Inland Parcel approval was amended to include a fair market rental evaluation for any subsequent extensions of the lease.

2. Farm Lease - 31917 State Road 2

After careful consideration, the following action was taken: Upon a motion by Tom Gryp, being seconded by Jessica Clark and unanimously carried, the Farm Lease for 31917 State Road 2 was approved with an amendment to include a fair market rental evaluation for any subsequent extensions of the lease.

3. Release and Indemnification Agreement - 31991 Edison Road

After careful consideration, the following action was taken: Upon a motion by Jason Critchlow, being seconded by Dennis Jordan and unanimously carried, the release and indemnification agreement for 31991 Edison Road was approved.

iii. Demolition of RDC/BOC Properties

- 31917 State Road 2 (House)
- 56458 Willow Road (House)
- 56340 Willow Road (House)
- 30233 Edison Road (House)
- 494 E Michigan Street (Trailer Park)
- 496 E Michigan Street (House)

1. PSP – Preparation of Demolition Specifications (CBBEL)

After careful consideration, the following action was taken: Upon a motion by Brian Pawlowski, being seconded by Jason Critchlow and unanimously carried, the proposal for Christopher B. Burke Engineering, LLC to prepare demolition quotes was approved.

iv. Request permission to rezone three RDC Owned properties (Willow Rd/SR 2 Parcels)

(Audio Position: 24:00)

- 31917 State Road 2
- 56458 Willow Road
- 56340 Willow Road
1. Authorization for the President of the Redevelopment Commission to sign documents related to the rezoning process
After careful consideration, the following action was taken: Upon a motion by Dennis Jordan, being seconded by Jason Critchlow and unanimously carried, the request to rezone the three RDC Owned properties and the authorization for the President of the Redevelopment Commission to sign documents related to the rezoning process was approved.

v. Property Options

1. **Resolution 2020-05 - Option A**
   
   After careful consideration, the following action was taken: Upon a motion by Dennis Jordan, being seconded by Jessica Clark and unanimously carried, Resolution 2020-05 - Option A was approved.

2. **Resolution 2020-06 - Option B**

   After careful consideration, the following action was taken: Upon a motion by Dennis Jordan, being seconded by Jason Critchlow and unanimously carried, Resolution 2020-06 - Option B was approved.

3. **Resolution 2020-07 - Option C**

   After careful consideration, the following action was taken: Upon a motion by Brian Pawlowski, being seconded by Jessica Clark and unanimously carried, Resolution 2020-07 - Option C was approved.

vi. Indiana Enterprise Center update

1. Area Management Plan – update
2. Property Rezonings
3. OCRA Site Certification Project

Bill Schallioll gave a general update on the Indiana Enterprise Center. No action was needed or taken.

c. St. Joseph County Economic Development Area No. 3 (Capital Avenue EDA) (Audio Position: 41:50)
   
i. Update on Penn Township Fire Station Project
   
   1. PSP – Candace Lane Design Project (Danch, Harner & Associates

   After careful consideration, the following action was taken: Upon a motion by Brian Pawlowski, being seconded by Jason Critchlow and unanimously carried, the design service proposal with Danch, Harner & Associates was approved.

   2. PSP – Candace Lane Design Project (Kent Schumacher, P.E.)

   After careful consideration, the following action was taken: Upon a motion by Brian Pawlowski, being seconded by Jason Critchlow and unanimously carried, the design
service proposal with Kent Schumacher, P.E., was approved.

ii. Agreement with Elkhart & Western Railroad (Audio Position: 46:00)

After careful consideration, the following action was taken: Upon a motion by Brian Pawlowski, being seconded by Jessica Clark and unanimously carried, the agreement with Elkhart & Western Railroad was tabled until the next Redevelopment Commission meeting on July 14, 2020.

iii. East Jefferson Sidewalk Project (Audio Position: 47:08)

1. PSP – Additional Design Services (CBBEL)

   After careful consideration, the following action was taken: Upon a motion by Brian Pawlowski, being seconded by Jason Critchlow and unanimously carried, the additional design service proposal with Christopher B. Burke Engineering was approved.

iv. Northwest Gateway Corridor Study (Audio Position: 48:20)

1. Partnership Agreement with Elkhart County RDC

   After careful consideration, the following action was taken: Upon a motion by Brian Pawlowski, being seconded by Dennis Jordan and unanimously carried, the partnership agreement with Elkhart County RDC was approved.

v. Environmental Legal Services (Audio Position: 52:22)

1. PSP – Environmental Legal Services (Plews, Shadley, Racher & Braun LLP)

   After careful consideration, the following action was taken: Upon a motion by Tom Gryp, being seconded by Jason Critchlow and unanimously carried, the Environmental legal services with Plews, Shadley, Racher & Braun LLP was approved with a not to exceed amount of $10,000.

d. Wyatt Economic Development Area No. 1 (Wyatt EDA)

   No update at this time.

e. Northwest Cleveland Road Economic Development Area (NWCR EDA)

   No updates at this time.

5. Additional Business (Audio Position: 57:26)

   a. Dixie Highway EDA (proposed)

      i. Corridor Study update

         1. PSP – Corridor Study – Supplemental #1 (Abonmarche)

            After careful consideration, the following action was taken: Upon a motion by Jessica Clark, being seconded by Brian Pawlowski, and unanimously carried, the proposal with Abonmarche for additional work to complete the State Road 933
corridor study was approved.

b. COVID-19 Update - To discuss what impacts are expected along with future risks and mitigation strategies as it relates to economic development.  (Audio Position: 1:00:14)

   Jason Critchlow asked that the Redevelopment Commission keep this topic as a standing agenda item to continue to discuss the impacts of COVID-19 on economic development projects.

c. Quality of Life Projects - To discuss what have been some of the previous plans for quality of life projects (trails, green spaces, etc) and what are some possibilities for the future

   Jason Critchlow asked that the Redevelopment Commission keep this topic as a standing agenda item to continue to discuss the plans for quality of life projects.

6. Public Comment (3 minute limit)  (Audio Position: 1:06:00)

   Dorris Portolese, residing at 528 W 14th St, Mishawaka, IN thanked the Redevelopment Commission for their time on behalf of Penn Township.

7. Adjournment

   Upon a motion by Brian Pawlowski, being seconded by Jason Critchlow and unanimously carried, the Redevelopment Commission meeting adjourned at 10:11 a.m.

Next Meeting Date: July 14, 2020 at 9 am (4th Floor – Council Chambers)

The Title VI Coordinator has made available at this meeting/hearing a voluntary Public Involvement Survey to collect demographic data to monitor and demonstrate St. Joseph County's compliance with its non-discrimination obligations under Title VI and Federal Regulation 23CFR 200.9(b)(4), and more importantly, ensure that affected communities and interested persons are provided equal access to public involvement. Compliance is voluntary. However, in order to demonstrate compliance with the federal regulation, the information requested must be documented when provided. It will not be used for any other purpose, except to show that those who are affected or have an interest in proceedings or the proposed project have been given an opportunity to provide input throughout the process.
MEMORANDUM

TO: St. Joseph County Redevelopment Commission

FROM: Bill Schalliol, Executive Director of Economic Development

DATE: July 10, 2020

RE: Opening of Quotes – NCEDA Demolitions

The Department of Infrastructure, Planning & Growth and consultant Christopher B. Burke Engineering have solicited four (4) firms for quotes for two demolition projects. A map of the two demolition packages is included with this memo. The demolition quotes are broken into the following two quote packages:

31917 State Road 2 (House)  Group 1
56458 Willow Road (House)  Group 1
56340 Willow Road (House)  Group 1
30233 Edison Road (House)  Group 1

494 E Michigan Street (Trailer Park)  Group 2
496 E Michigan Street (House)  Group 2

The following matrix can be used to track the quotes received for this project.

<table>
<thead>
<tr>
<th>Demolition of 4 Properties in St. Joseph County</th>
</tr>
</thead>
<tbody>
<tr>
<td>Company</td>
</tr>
<tr>
<td>---------</td>
</tr>
<tr>
<td>1</td>
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<tr>
<td>2</td>
</tr>
<tr>
<td>3</td>
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<tr>
<td>4</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Demolition of 2 Properties in Town of New Carlisle</th>
</tr>
</thead>
<tbody>
<tr>
<td>Company</td>
</tr>
<tr>
<td>---------</td>
</tr>
<tr>
<td>1</td>
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<tr>
<td>2</td>
</tr>
<tr>
<td>3</td>
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<tr>
<td>4</td>
</tr>
</tbody>
</table>
## St. Joseph County, Indiana
### St. Joseph County Redevelopment Commission

Redevelopment Commission 2020 Budget, 2021 Proposed, and Projected 3 Years

As of 12/31/2020

Wyatt Allocation Area

**Fund 4300: Wyatt Economic Dev Area**

<table>
<thead>
<tr>
<th>Fiscal Year Budget</th>
<th>Actual Expenditure 2019</th>
<th>Approved 2020 Budget</th>
<th>Actual to Date 2020</th>
<th>Proposed 2021</th>
<th>3-Year Projection</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>$ 387,317.90</td>
<td>$ 370,085.52</td>
<td>$ 370,085.52</td>
<td>$ 340,840.21</td>
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<td></td>
<td>$ 72,489.80</td>
<td>$ (551,805.71)</td>
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**Summary of Revenue and Expenditures**

**REVENUES:**

- **Property Tax Levy**
- **Tax Increment Revenue**
  - Wyatt Allocation Area (FY 18)
  - June Settlement: $20,187.67
  - December Settlement: $75,109.93
- **Total of Tax Increment:** $95,307.59

- **Other Sources of Revenue**
  - Land Sales and Reents
  - Contributions & Loan Repayments
  - Reimbursements
  - Interest Income
  - ENAV Dedication Imposed Fees
  - Transfers
- **Total REVENUES:** $40,287.59

**EXPENDITURES:**

- **Operating Costs**
- **Administrative Costs**
- **Salaries**
- **Transfers Out**
- **Total Obligations:**

- **Professional Services**
  - Legal
  - Chamber of Commerce: $7,000.00
  - IT Services: $7,000.00
- **Total Professional Services:** $14,000.00

- **Projects**
  - Sewer Extensions: $30,000.00
  - Infrastructure and Safety: $20,000.00
- **Total Projects:** $50,000.00

- **Other Expenditures**
  - Wyatt Drainage Reconstruction: $60,000.00
  - Other: $250,000.00
- **Total EXPENDITURES:** $125,000.00

- **5/20/20 Cash Balance:** $281,233.93

- **Projected Cash Balance (December 31):**
  - $370,085.52
  - $349,880.21
  - $349,880.21
  - $321,994.31
  - $72,489.80
  - $351,455.71
  - $775,901.00

**Note:** Allocation Area final year 2020

**St. Joseph County**
**Established 1830**
### New Carlisle Economic Development Area Allocation Area #2

#### Fund 4301

<table>
<thead>
<tr>
<th>Fiscal Year Budget:</th>
<th>Actual Expenditure</th>
<th>Approved 2020 Budget</th>
<th>Actual to Date 2020</th>
<th>Proposed 2021</th>
<th>3-Year Projection</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>2019</td>
<td></td>
<td></td>
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<tr>
<td>Beginning Cash Balance (January 1)</td>
<td>$ -</td>
<td>$ 1,039,800.17</td>
<td>$ 1,039,800.17</td>
<td>$ 737,000.00</td>
<td>$ 526,181.21</td>
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</table>

#### Summary of Revenue and Expenditures

**REVENUES:**

- **Property Tax Levy:**
  - Tax Increment Revenue; (CTF Ex.)
    - June Settlement: $576,423.15
    - December Settlement: $529,732.13
  - Total: $1,106,155.28
- **Other Sources of Revenue:**
  - Land Sales and Fees
  - Contributions & Loan Repayments
  - Reimbursements
  - ETA-AV Deduction Imposed Fees
  - Project Carry Forward Balance
  - Total: $117,218.00

**Total REVENUES:** $1,123,373.28

**EXPENDITURES:**

- **Operating Costs**
  - Land Acquisition (Inland Steel)
  - Transfers Out
- **Debt Service:**
  - Special Taxing District (2020)
  - Double Tracking; (2019) Transfer to Fund 440
  - Total: $485,928.00
- **Total Obligations:** $485,928.00

- **Professional Services**
  - Legal
  - Chamber of Commerce
  - Economic Development
  - Other
  - Total Other Expense: $43,015.11

- **Economic Development**
  - Appraisal/Real Estate Fees
  - Other (Title, Budget & Unapplied)
  - Total Economic Development: $15,832.00

- **PROJECTS**
  - IRC Water Treatment Plant
  - Multi-Services Facility
  - Total PROJECTS: $13,300.00

**Total EXPENDITURES:** $131,378.11

#### 6/30/2020 Cash Balance

<table>
<thead>
<tr>
<th>Actual Expenditure</th>
<th>Approved 2020 Budget</th>
<th>Actual to Date 2020</th>
<th>Proposed 2021</th>
<th>3-Year Projection</th>
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</thead>
<tbody>
<tr>
<td>$ 1,039,800.17</td>
<td>$ 737,000.00</td>
<td>$ 526,181.21</td>
<td>$ 315,335.73</td>
<td>$ 104,490.26</td>
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</table>

#### Note: Allocation Area Final Year 2037

- Encumbrances
  - DLZ (Multi-Service Facility) $112,240.00

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*ST. JOSEPH COUNTY, INDIANA*

*ST. JOSEPH COUNTY REDEVELOPMENT COMMISSION*

Redevelopment Commission 2020 Budget, 2021 Proposed, and Projected 3 Years

As of 6/30/2020
## New Carlisle Economic Development Area Allocation Area #1

### Fiscal Year Budget:

<table>
<thead>
<tr>
<th>Actual Expenditure 2019</th>
<th>Proposed 2021</th>
<th>3 Year Projection</th>
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</thead>
<tbody>
<tr>
<td>$7,305,599.00</td>
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<td>$5,270,578.45</td>
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<td>$83,756.00</td>
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<td>$79,993.92</td>
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<tr>
<td>$66,201.07</td>
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</tr>
</tbody>
</table>

### REVENUES:

- **Property Tax Levy:**
  - NCEDA #1 Allocation Area (FY Est.)
  - NCEDA #2 Allocation Area (FY Est.)
  - June 30th Actual
  - December 31st Projected
  - Total of Tax Increment:

- **Other Sources of Revenue:**
  - Land Sales and Reverts
  - Contributions & Loan Repayments
  - Reimbursements
  - Interest Income
  - DRA/State Impacted Fees
  - Project Carry Forward Balance
  - Other Sources of Revenues:

- **Total of Other Sources of Revenue:**

### EXPENDITURES:

#### Operating Costs:

- Chamber of Commerce
- Other
- Administrative Costs

#### Debt Service:

- Special Taxing District Bond 2016
- Contingency Disclosure & Trustee Fees

#### Total Obligations:

- Total of Professional Services:

#### Projects:

- Budgeted & Unbudgeted
- Other
- Special Projects (IEC Land Use/CP/Cust. Amenagement)
- St. Joseph County
- Streets
- Parke/Polk/Whitney Road
- NCEC - NC Station
- NCEC Water Treatment Plant
- Lathrop Development
- Regional Drainage Project - North
- Improvements
- J/S Rail Lead Trunk Project
- Transportation & Utility Improvements
- Parcel Acquisitions/Real Estate
- Multi Service Facility
- Regional Drainage Project - South
- South Shore Freight Alignment

#### Total Current Projects:

#### Future Projects:

- Other

#### Total EXPENDITURES:

### 7/1/2020 Cash Balance:

**$7,170,876.15**

### Projected Cash Balance (December 31):

**$7,171,132.75**

### Notes:

1. **Budgeted & Unbudgeted**
2. **Other**
3. **Special Projects**
4. **IEC Land Use/CP/Cust. Amenagement**
5. **St. Joseph County**
6. **Streets**
7. **Parke/Polk/Whitney Road**
8. **NCEC - NC Station**
9. **NCEC Water Treatment Plant**
10. **Lathrop Development**
11. **Regional Drainage Project - North**
12. **Improvements**
13. **J/S Rail Lead Trunk Project**
14. **Transportation & Utility Improvements**
15. **Parcel Acquisitions/Real Estate**
16. **Multi Service Facility**
17. **Regional Drainage Project - South**
18. **South Shore Freight Alignment**

### Appropriation Area Final Year 2037

- **DEO (Multi Service Facility)**
  - **$513,968**
  - **$178,340.00**
  - **$1,172.29**

### ST. JOSEPH COUNTY REDEVELOPMENT COMMISSION

**Established 1890**
## New Carlisle Economic Development Area Allocation Area
### Fund 4303: Special Taxing District Bond Proceeds

<table>
<thead>
<tr>
<th>Fiscal Year Budget:</th>
<th>Actual Expenditure 2019</th>
<th>Approved 2020</th>
<th>Actual to Date 2020</th>
<th>Proposed 2021</th>
<th>3 Year Projection</th>
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</thead>
<tbody>
<tr>
<td>Engineering Cash Balance (January 1)</td>
<td>$4,273,729.00</td>
<td>$4,153,327.20</td>
<td>$4,153,327.20</td>
<td>$1,902,327.20</td>
<td>$</td>
</tr>
</tbody>
</table>

### Summary of Revenues and Expenditures

#### REVENUES:

- **Property Tax Levy: N/A**
- **Total of Tax Increment:**
- **Other Sources of Revenue:**
  - Land Sales and Leases
  - Contributions & Loan Repayments
  - Reimbursements
  - Interest Income
  - ERA AV Deduction/Imputed Fees
  - Bond Proceeds (2020 $100M Special District)
  - Project Carry Forward Balance
  - Total of Other Sources of Revenue: $1,155,732.68
  - Total REVENUES: $1,155,732.68

### EXPENDITURES:

- **Operating Costs**
- **Administrative Costs**
- **Salaries**
- **Transfers Out**
- **Debt Service:**
  - Bond #1
  - Bond #2
  - Total of Obligations:
- **Professional Services:**
  - Legal
  - Financial Advisor
  - Consultants
  - Economic Development
  - IT Services
  - Construction
  - Budgeted Unexpended
  - Total of Professional Services:
- **Current Projects:**
  - Broadband
  - Special Projects 1
  - Future WIF/SESS Extensions
  - Additional Utility Improvements
  - NWSC Master Plan (SEC)
  - MWSC Water & Sewer Project
  - NWSC Rail, Lead & Track Project
  - Land Acquisition (Inland Stage)
  - Regional Drainage Project - North
  - Total Projects: $623,402.67
  - Total Expenses:
- **Future Projects**
- **Other**
- **Total EXPENDITURES:** $623,402.67

### 2020 Cash Balance

- **2020 Cash Balance:** $1,091,647.40

### Projected Cash Balance (December 31):

- **Project Cash Balance:** $1,091,647.40

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*St. Joseph County, Indiana
St. Joseph County Redevelopment Commission
Redevelopment Commission 2020 Budget, 2021 Proposed, and Projected 3 Years
As of 6/30/2020

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St. Joseph County
Established 1830
<table>
<thead>
<tr>
<th>Fiscal Year</th>
<th>Actual Expenditure 2019</th>
<th>Approved 2020 Budget</th>
<th>Actual In Date 2020</th>
<th>Proposed 2021</th>
<th>3 Year Projection</th>
</tr>
</thead>
<tbody>
<tr>
<td>Beginning Cash Balance (January 1)</td>
<td>$1,687,812.57</td>
<td>$1,948,085.55</td>
<td>$1,948,085.55</td>
<td>$3,393,082.79</td>
<td>$664,689.86</td>
</tr>
</tbody>
</table>

**Summary of Revenue and Expenditures**

**REVENUES:**

- **Property Tax Levy:**
  - Tax Increment Revenues:
    - AM General Abatement Area (FY Est.)
      - Actual June 30th: 458,117.43
      - December 31st: 441,872.01
    - Total of Tax Increment: 899,989.44
  - Other Sources of Revenue:
    - Land Sales and Rents
    - Contributions & Loan Repayments
    - Reimbursements
    - Interest Income
    - EEO Discretionary Imposed Fees
    - Project Carry Forward Balance
    - Other Sources of Revenue
    - Total of Other Sources of Revenue: 176,326.54

- **Total REVENUES:** 896,246.40

**EXPENDITURES:**

- Operating Costs:
  - Chamber of Commerce
    - Salaries
    - Transfers Out (To RDC General)
  - Debt Service:
    - AM General Bond (2018)
    - Trustee Fee
    - Total of Obligations: 15,000.00
  - Professional Services:
    - Legal
      - Budgeted: 2,030.00
    - Financial Advisor
      - Budgeted: 1,000.00
    - Economic Development
      - Budgeted: 3,542.76
    - Budgeted (and Unbudgeted)
      - Other: 1,411,941.84
    - Total of Professional Services: 1,610.00
  - Projects:
    - Douglas O'Gara Project
      - McKibben Highway
      - McKinley Corridor Project
      - Total Funding: 397,000.00
    - Penn Elementary Park
      - Capital Ave Pathways (K & Jefferson)
        - Rail Served Development
      - Total Projects: 306,243.42
    - Other Expenditures

- **Total EXPENDITURES:** 896,246.40

**As of 6/30/2020 Cash Balance**

- **118,673.46**

**Projected Cash Balance (December 31):**

- **1,048,085.55**

**Note:**
- Allocation Area Final Year 2031
- Remaining Contract Budget = 544,481
- Remaining Contract Budget = 531,720.00

**Encumbrances:**
- GZL (Multiservice Facility)
- CBRDC (Cap Ave & Jefferson)

**St. Joseph County**

**Established 1830**
### Northwest Cleveland Road Allocation Area

**Fund 4402: 005 SJ C NW Cleveland Rd EDA**

<table>
<thead>
<tr>
<th>Fiscal Year Budget</th>
<th>Actual Expenditure 2019</th>
<th>Approved 2020 Budget</th>
<th>Actual Expenditure 2020</th>
<th>Proposed 2020</th>
<th>3 Year Projection</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Beginning Cash Balance (January 1)</strong></td>
<td>240,620.48</td>
<td>199,792.11</td>
<td>182,762.11</td>
<td>220,641.75</td>
<td>243,091.39</td>
</tr>
<tr>
<td><strong>Summary of Revenue and Expenditures</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>REVENUES:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Property Tax Levy:</strong></td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td><strong>Tax Increment Revenue:</strong></td>
<td></td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>NW Cleveland Road Allocation Area (FF Est.)</td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>- December 31st</td>
<td>173,311.05</td>
<td>176,408.51</td>
<td>173,311.05</td>
<td>173,311.05</td>
<td>173,311.05</td>
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<tr>
<td><strong>Total of Tax Increment:</strong></td>
<td>343,612.15</td>
<td>326,704.14</td>
<td>326,704.14</td>
<td>326,704.14</td>
<td>326,704.14</td>
</tr>
<tr>
<td><strong>Other Sources of Revenue:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>- Land Sales and Rezons</td>
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<td></td>
<td></td>
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<tr>
<td>- Contributions &amp; Loan Repayments</td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>- Memorandum Income</td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>- Interest Income</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>- ERA-AV Deduction Imposed Fees</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Transfers</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total of Other Sources of Revenue:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total REVENUES:</strong></td>
<td>346,422.15</td>
<td>326,704.14</td>
<td>326,704.14</td>
<td>326,704.14</td>
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</table>

**EXPENDITURES:**

<table>
<thead>
<tr>
<th>Operating Costs</th>
<th>Administrative Costs</th>
<th>Salaries</th>
<th>Transfers Out</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Debt Service:</td>
<td>General Fleet Metal Bond</td>
<td>298,270.48</td>
<td>298,270.48</td>
<td>143,713.56</td>
</tr>
<tr>
<td><strong>Total of Obligations:</strong></td>
<td>298,270.48</td>
<td>298,270.48</td>
<td>143,713.56</td>
<td>300,020.00</td>
</tr>
<tr>
<td>Professional Services:</td>
<td>Legal</td>
<td>1,750.00</td>
<td>1,750.00</td>
<td>1,750.00</td>
</tr>
<tr>
<td><strong>Total of Professional Services:</strong></td>
<td>1,750.00</td>
<td>1,750.00</td>
<td>1,750.00</td>
<td>1,750.00</td>
</tr>
<tr>
<td>Projects:</td>
<td>Project K</td>
<td>1,250.00</td>
<td>1,250.00</td>
<td>1,250.00</td>
</tr>
<tr>
<td><strong>Total Projects:</strong></td>
<td>1,250.00</td>
<td>1,250.00</td>
<td>1,250.00</td>
<td>1,250.00</td>
</tr>
<tr>
<td><strong>Total EXPENDITURES:</strong> (1)</td>
<td>299,220.48</td>
<td>299,220.48</td>
<td>143,713.56</td>
<td>300,020.00</td>
</tr>
</tbody>
</table>

| 6/30/2020 Cash Balance: | 193,762.32 | 220,424.00 |
| **Projected Cash Balance (December 32):** | 189,762.11 | 220,424.00 | 243,895.39 | 272,024.53 | 296,528.67 |

**Note:** Allocation Area Fiscal Year 2020

(1) Redevelopment Commission only committed to paying increment collected, any shortfalls will be made up in later years.
## Summary of Revenue and Expenditures

### REVENUES:

- **Property Tax Levy:**
- **Tax Increment Revenue:**
- **Other Sources of Revenue:**
  - Land Sales and Rentals: $71,797.00
  - Contributions & Loan Repayments: $1,140.00
  - Reimbursements: $2,062.10
  - Interest Income:
  - **FBA AV Deduction Imposed Fees:**
  - **Project Carry Forward Balance:** $1,000.00
  - **Other Sources of Revenue:**
- **Total of Other Sources of Revenue:** $75,455.10
- **Total REVENUES:** $75,455.10

### EXPENDITURES:

- **Operating Costs:**
  - Administrative Costs:
    - Salaries: $76,100.00
    - Transfers Out
- **Debt Service:**
- **Total of Obligations:**
- **Professional Services:**
  - Legal: $11,355.62
  - Financial Advisor: $24,941.60
  - Economic Development:
    - Budgeted & Unexpended Other: $2,145.00
    - **Total of Professional Services:** $38,645.91
- **Projects:**
  - Legal Services
  - Total Projects: $7,939.00
- **Other Expenditures:**
  - **Total EXPENDITURES:** $48,556.00
- **6/30/2020 Cash Balance:** $45,715.19
- **Projected Cash Balance (December 31):** $59,387.95

### Encumbrances:
- **Symbol (Aerial Scanning):** $10,596.19
- **CDA:**
- **Awards:** $10,596.19

---

**ST. JOSEPH COUNTY, INDIANA**

**ST. JOSEPH COUNTY REDEVELOPMENT COMMISSION**

**Redevelopment Commission 2020 Budget, 2021 Proposed, and Projected 3 Years**

**As of 6/30/2020**

**Fund 4403: Redevelopment Commission General Fund**

<table>
<thead>
<tr>
<th>Fiscal Year</th>
<th>Actual Expenditure 2019</th>
<th>Approved 2020 Budget</th>
<th>Actual to Date 2020</th>
<th>Proposed 2021</th>
<th>3 Year Projection</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>$72,526.86</td>
<td>$99,387.95</td>
<td>$75,184.95</td>
<td>$81,481.95</td>
<td>$73,278.05</td>
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</tbody>
</table>

<p>| | | | | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Beginning Cash Balance (January 1)</td>
<td>$72,526.86</td>
<td>$99,387.95</td>
<td>$75,184.95</td>
<td>$81,481.95</td>
<td>$73,278.05</td>
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</tbody>
</table>
### New Carlisle Economic Development Area Allocation Area

#### Fund 4404: Special Taxing District Bond Proceeds (Double Track)

<table>
<thead>
<tr>
<th>Fiscal Year</th>
<th>Actual Expenditure</th>
<th>Approved Budget</th>
<th>Actual To Date</th>
<th>Proposed 2021</th>
<th>3 Year Projected</th>
</tr>
</thead>
<tbody>
<tr>
<td>2019</td>
<td>$</td>
<td>$46,876.35</td>
<td>$46,876.35</td>
<td>$183,445.35</td>
<td>$290,488.35</td>
</tr>
</tbody>
</table>

#### Summary of Revenue and Expenditures

**REVENUES:**

- **Property Tax:**
  - 46,876.35

#### EXPENDITURES:

- **Operating Costs**
  - Administrative Costs: 1,250.00
  - Salaries: 1,250.00
  - Transfers Out: 1,250.00

- **Debt Service:**
  - Double Track Bond Principal: 349,209.00
  - Double Track Bond Interest: 290,207.00

- **Professional Services:**
  - Legal: 350,450.00
  - Financial Advisor: 350,450.00
  - Consultants: 350,450.00
  - Economic Development: 350,450.00
  - IT Services: 350,450.00
  - Construction: 350,450.00
  - Budgeted & Unincumbered: 350,450.00

<table>
<thead>
<tr>
<th>2022</th>
<th>2023</th>
<th>2024</th>
</tr>
</thead>
<tbody>
<tr>
<td>399,530.35</td>
<td>400,000.00</td>
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<tr>
<td>290,488.35</td>
<td>400,000.00</td>
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<tr>
<td>183,445.35</td>
<td>400,000.00</td>
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</tr>
<tr>
<td>$508,074.35</td>
<td>$508,074.35</td>
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</table>

<table>
<thead>
<tr>
<th>Total Expenditures:</th>
<th>350,450.00</th>
<th>350,450.00</th>
<th>350,450.00</th>
<th>350,450.00</th>
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</table>

#### Cash Balance

<table>
<thead>
<tr>
<th>6/30/2020 Cash Balance</th>
<th>$537,954.35</th>
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</thead>
<tbody>
<tr>
<td>Projected Cash Balance (December 31)</td>
<td>$616,417.33</td>
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</table>
### Redevelopment Commission Monthly Financial Report

**ST. JOSEPH COUNTY, INDIANA**

**ST. JOSEPH COUNTY REDEVELOPMENT COMMISSION**

<table>
<thead>
<tr>
<th>FUND</th>
<th>1/1/2020</th>
<th>Reserves</th>
<th>Expenditures</th>
<th>As of 6/30/2020</th>
<th>1/1/2020</th>
<th>Reserves</th>
<th>Expenditures</th>
<th>As of 6/30/2020</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Cash Balance</td>
<td>Reporting Month</td>
<td>Year-to-Date</td>
<td>Est. Adjt./Receipts</td>
<td>Reporting Month</td>
<td>Year-to-Date</td>
<td>Appropriation/Cap Budget Balance</td>
<td>Encumbered Balance</td>
</tr>
<tr>
<td>West - 4300</td>
<td>4300</td>
<td>$705,085.52</td>
<td>$19,738.18</td>
<td>$25,040.01</td>
<td>$8,020.00</td>
<td>$10,000.00</td>
<td>$188,622.91</td>
<td>$145,089.71</td>
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<tr>
<td>4040</td>
<td>4040</td>
<td>$1,032,862.17</td>
<td>$95,359.26</td>
<td>$84,851.26</td>
<td>$982,798.26</td>
<td>$492,928.03</td>
<td>$987,240.06</td>
<td>$312,240.06</td>
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<tr>
<td>4140</td>
<td>4140</td>
<td>$5,173,576.17</td>
<td>$981,026.51</td>
<td>$884,615.94</td>
<td>$1,418,768.14</td>
<td>$179,123.17</td>
<td>$2,020,329.05</td>
<td>$6,317,734.44</td>
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<tr>
<td>NCEDA Bond</td>
<td>4040</td>
<td>$6,152,927.29</td>
<td>$554,800.00</td>
<td>$762,678.68</td>
<td>$3,743,073.03</td>
<td>$3,889,672.14</td>
<td>$3,022,122.29</td>
<td>$2,282,872.14</td>
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<td>Cap Ave 4601</td>
<td>4601</td>
<td>$1,948,098.55</td>
<td>$114,907.50</td>
<td>$114,907.50</td>
<td>$775,804.32</td>
<td>$23,906.00</td>
<td>$221,384.71</td>
<td>$1,431,943.84</td>
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<td>NW Dev 4602</td>
<td>4602</td>
<td>$108,762.15</td>
<td>$178,409.51</td>
<td>$178,409.51</td>
<td>$148,209.62</td>
<td>$143,713.56</td>
<td>$156,113.44</td>
<td>$236,456.06</td>
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<tr>
<td>General 4402</td>
<td>4402</td>
<td>$99,387.26</td>
<td>$1,000.00</td>
<td>$7,797.00</td>
<td>$1,860.00</td>
<td>$34,622.78</td>
<td>$67,791.09</td>
<td>$10,099.15</td>
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<tr>
<td>Double Track</td>
<td>4404</td>
<td>$46,876.35</td>
<td>$465,820.00</td>
<td>$465,820.00</td>
<td>$465,820.00</td>
<td>$465,820.00</td>
<td>$465,820.00</td>
<td>$465,820.00</td>
</tr>
<tr>
<td>Sub-Total</td>
<td></td>
<td>$11,218,011.14</td>
<td>$762,795.11</td>
<td>$3,569,804.58</td>
<td>$912,542.55</td>
<td>$259,476.59</td>
<td>$3,075,764.37</td>
<td>$13,074,775.78</td>
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<td>West 4300</td>
<td>$3,059.00</td>
<td>$7,500.00</td>
<td>$8,500.00</td>
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<tr>
<td>4040</td>
<td>$10,000.00</td>
<td>$485,900.00</td>
<td>$495,900.00</td>
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<tr>
<td>NCEDA Bond 4040</td>
<td>$5,907.94</td>
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<td>$120,854.19</td>
<td>$31,350.00</td>
<td>$32,170.96</td>
<td>$191,909.70</td>
<td>$752,550.00</td>
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<td>Cap Ave 4601</td>
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<td>$7,342.70</td>
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<tr>
<td>NW Dev 4602</td>
<td>$143,713.56</td>
<td>$236,456.06</td>
<td>$256,169.41</td>
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</tr>
<tr>
<td>General 4402</td>
<td>$11,771.75</td>
<td>$6,600.00</td>
<td>$18,371.75</td>
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<tr>
<td>Double Track</td>
<td>$4,653.81</td>
<td>$7,239.00</td>
<td>$11,892.81</td>
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<td></td>
</tr>
<tr>
<td>Sub-Total</td>
<td>$26,272.56</td>
<td>$123,474.04</td>
<td>$183,746.60</td>
<td>$155,599.25</td>
<td>$31,279.00</td>
<td>$302,599.20</td>
<td>$1,989,191.56</td>
<td>$63,880.97</td>
</tr>
</tbody>
</table>

| West 4300     | $1.00 |
| 4040          | $1.00 |
| NCEDA Bond 4040 | $7,104.00 | $21,600.00 | $5,982.50 | $47,587.50 | $5,150.00 | $55,664.37 | $131,100.00 |
| Cap Ave 4601  | $2,816.00 | $1,072.00 | $10,128.00 | $16,384.00 |
| NW Dev 4602   | $1,360.00 |
| General 4402  | $1,360.00 |
| Double Track  | $2,816.00 | $8,491.00 | $21,600.00 | $5,982.50 | $47,587.50 | $5,150.00 | $55,664.37 | $131,100.00 | $2,816.00 | $19,102.00 | $234,478.37 |
Memorandum

To: St. Joseph County Redevelopment Commission

From: Christian Brown, Economic Development Specialist

Date: July 9, 2020

Re: Professional Service Proposal; Thorne Grodnik
Economic Development Administration Title Opinion

Attached to this letter is a proposal from Thorne Grodnik LLP to provide legal services related to the Indiana Enterprise Center Broadband Expansion Project in partnership with the US Economic Development Administration (EDA). Specifically, this will cover title opinion fees on Site, Right-of-Way and Easement Certification for approximately 235 parcels that are incorporated in the 24-mile fiber conduit loop at a total cost of $100,000.

The EDA Site Certification Process is a 3-part certification that is required prior to a Notice-to-Proceed can be issued for construction bids. The 3 sections are:
1. Certificate of Architect/Engineer – Description of Property Requirements for EDA Project
2. Title Opinion
3. Owner’s Certification Regarding Eminent Domain

Through the initial application process, St. Joseph County designed the route to specifically stay within County owned rights-of-way, thus believing that a Certification from County Surveyor John McNamara would be sufficient for the title review. Upon discussion with the EDA regarding the Site Certification, it was determined that a full title opinion would be required that was beyond the scope of work and budget included in the original application due to the above factor.

The $100,000 fee is broken down into two items:
1. $40,000 to Fidelity National Title to conduct approximately 235 title searches.
2. $60,000 for Thorne Grodnik issue the title opinion.

Staff would request a not-to-exceed budget amount of $100,000 to complete these legal services.
June 25, 2020

Andrew T. Kostielney, President  
St. Joseph County Board of Commissioners  
County-City Building  
227 W. Jefferson Blvd., Room 722  
South Bend, Indiana 46601

Brian Pawlowski, President  
St. Joseph County Redevelopment Commission  
County-City Building  
227 W. Jefferson Blvd.  
South Bend, Indiana 46601

RE:  Engagement of Legal Services for Site, Right-of-Way, and Easement Certification related to issuance of Title Opinions for Metro Net Expansion

Dear Mr. Kostielney & Mr. Pawlowski:

The purpose of this letter is to set forth the terms and conditions under which our Firm will serve as legal counsel to St. Joseph County, Indiana (the “County”) and the St. Joseph County Redevelopment Commission (the “Commission”) in connection with Site, Right-of-Way and Easement Certification related to the issuance of a title opinion concerning the approximate twenty-four (24) mile fiber conduit loop and title issues related thereto.

The right-of-way acquisition will touch upon approximately 235 different parcels of property. Accordingly, the issuance of any opinion will require that Fidelity National Title be engaged by the County to conduct approximately 235 title searches. The fee for these searches from discussions with Fidelity will not exceed $40,000.00.

My Firm’s fees to serve in this capacity and issue the title opinion for the 24 mile loop set forth above shall be the amount of $60,000.00. In the event the Project does not move forward, my Firm shall be reimbursed at its standard hourly rate at $320.00 per hour for all legal services rendered and Fidelity Title shall be reimbursed for all services it provides.

Very truly yours,

THORNE • GRODNIK, LLP

[Signature]

Jamie C. Woods, Partner
AGREED TO & ACCEPTED BY:

ST. JOSEPH COUNTY BOARD OF COMMISSIONERS

Andrew T. Kostielney, President

Deborah A. Fleming, Vice President

Dave Thomas, Member

ST. JOSEPH COUNTY REDEVELOPMENT COMMISSION

Brian Pawlowski
MEMORANDUM

TO: St. Joseph County Redevelopment Commission

FROM: Bill Schalliol, Executive Director of Economic Development

DATE: July 9, 2020

RE: Agreement for Provision of Funds for Rail Crossing Safety Project (Elkhart & Western Rail Road)

One of the priorities of the SJC Economic Development team has been finding ways to grow rail-centric development opportunities within the County. In 2016 – 2017, the County engaged the Antero Group to prepare the St. Joseph County Rail Opportunities Plan. The County is presently working with all three Class I railroads (Canadian National, CSX, and Norfolk Southern) as well as the two short line rail roads (Chicago South Shore and Pioneer Railcorp) and NICTD on various rail projects around the County.

Since late 2018, Elkhart & Western Railroad (“EWR”), which is owned and operated by Pioneer Railcorp, has begun to run regular weekday commercial freight service on their short line rail that runs in to eastern St. Joseph County parallel to McKinley Avenue. The rail crosses into St. Joseph County and has five crossings (Ash, Apple, Cedar Trail, Birch, and Bittersweet) and ends before Currant Road. EWR has recently increased rail traffic to a customer west of Bittersweet and is looking to expand rail service to other sites within this span of rail. EWR operates rail service on this line three days a week hoping to operate five days a week by the end of 2020.

In late December 2019, due to safety concerns at the five intersection points, EWR installed stop signs on the rail crossing signs at the intersections. These rails signs are a safety hazard as they are not presently legally enforceable and are creating confusion for motorists. The County staff met with representatives from EWR in late December to discuss alternate protective measures that could be installed at the five crossing locations to provide a safer situation for the railroad and for motorists. The company was asked to get quotes for a warning system that consisted of bells and lights. EWR has also determined that it needs to do crossing improvements at each of the five crossing points. Similarly, the County staff has determined that it would be appropriate for it to upgrade the approaches at each of the five crossing points.

Staff is working with the EWR to finalize an agreement between EWR and the Redevelopment Commission that outlines a partnership agreement between the two agencies. The proposal will outline the work to be completed and will also outline the RDC’s financial contribution to to assist in the crossing upgrades. Staff would like to encourage the increase of rail service and rail development in this corridor, however, safety needs to be the highest priority along this rail line at these busy traffic intersections.

Staff requests Commission approval of this proposal.
How Local Projects Could Spur COVID-19 Economic Recovery

While some cities and states have prohibited all construction during the first few months of the pandemic, other locations are leaning on construction projects as a source of employment and improvements during tough times.

Kayla Matthews | @KaylaEMatthews | April 28, 2020, 8am PDT
With more than 3 million cases of the COVID-19 coronavirus worldwide, the economic effects of the pandemic are also now apparent far beyond the stock market. Unemployment statistics indicate that more than 26 million people are out of work in the United States alone, and many entire industries—such as tourism and restaurants—are at a near standstill due to widespread lockdowns and restrictions.

Analysts vary dramatically in their opinions about how long it may take for economic recovery to happen, and what to do to facilitate it. Some participants at a recent University of California, Berkeley panel asserted that an economic recovery could not happen without a focus on public health. Others said it's crucial to prioritize workers and people of color.

Those are crucial areas to consider moving forward, but some leaders are also realizing that getting the economy back on track must occur at a local level. In March, Colorado Springs announced assistance that included a $4 million COVID-19 relief fund for small businesses, including microloans and tax forgiveness. Here are some other thought-provoking ways local projects could spur COVID-19 relief efforts.

**Reduced Traffic Could Accelerate Transit Improvement Projects**

Experts in the United Kingdom and elsewhere explained how less traffic on the roads due to global lockdowns improved air quality. They pointed out that this brief period of clean air has given the public a glimpse of the potential benefits of infrastructure projects and other investments designed to cut pollution. They also discussed how breathing cleaner air helps everyone—especially those with chronic conditions.

Some cities are taking advantage of the lower traffic levels to push ahead with their public transit improvements. In Beverly Hills, city officials voted to close a three-block section of a boulevard for several months to work on a subway extension. The city believes this decision will save up to six months of building time. The broader outcome may be that people are more eager and willing to use public transit once the economy restarts—particularly in high-traffic areas such as the Los Angeles region. As people return to shopping, dining out, and working while using public transportation, the economy may begin recovering.

Experts have also mentioned that demographics are a primary driver of public transit ridership. With low-income groups among the hardest hit, questions remain about whether they will become even more dependent on local transportation options to keep costs down. Adequate routes and service levels might be hard to find in the post-COVID-19 world.

**Local Projects Could Help Local Construction Firms Stay Afloat**

Decisions at the local level determine whether a construction company is an essential business during COVID-19—with some variations present within individual states. Even when firms get operating permission, they face social distancing restrictions. Some site managers are already using connected, wearable sensors to remind crew members to stay far enough apart.
A construction company called JE Dunn introduced new safety measures for large projects. They include working and breaking in shifts to minimize crowding, as well as installing more hand-washing stations. Construction workers often wear goggles and gloves, both of which could stop the spread of COVID-19 while boosting workplace safety.

Local construction firms must thoroughly research to determine if and how they can stay open. Some infrastructure projects could stimulate the economy when things return to relative normalcy. Financially struggling companies should investigate a variety of options, such as investing in used equipment instead of buying new to resume operations.

City governments have launched new initiatives for small businesses, too. In Charlottesville, Virginia, help includes microgrants to alleviate fixed cost burdens, plus actions to promote employee retention and rehiring. Some construction companies might use similar financial support to move ahead with infrastructural projects previously halted in part due to cost concerns.

Also, in Edmonton, Canada, city officials want to invest more than $2 billion in a stimulus package to create at least 10,500 construction jobs this summer. The focal points are on infrastructure projects related to recreation centers, road improvements and flood mitigation strategies.

**Existing Resources Could Speed Urban Economic Recoveries**

Some community living situations make the effects of the coronavirus more prevalent. For example, overcrowded housing means it’s difficult or impossible to maintain social distance. Moreover, if people cannot access local health care clinics and the closest options are too far away, they likely won’t get prompt diagnoses of COVID-19 or other ailments that could spread to others.

Conversely, cities can lead the way to start and maintain local economic recovery. For example, neighborhood organizations are helping with homelessness outreach and small-business support. Community coalitions link people with child care and suggest how consumers can support enterprises during these times of abnormal operations, too.

It’s unclear whether these current efforts might continue after the coronavirus crisis eases. If they do, the result could be a new era where people are aware of and use community resources that were unavailable before COVID-19 struck.

**Proactive Local Action Could Make Meaningful Gains**

Discussions about economic depressions dominate the headlines and talk shows. These are valid conversations, but people must not stay stuck in doom-filled mindsets. They must start to find ways forward towards gradual, noticeable economic recovery. As they do so, infrastructure projects happening at the local level should not be overlooked.

News about national stimulus packages captures public attention, and federal efforts could pay off during these unprecedented circumstances, too. However, if people see investments in infrastructure strengthening their communities, rather than faltering under the strain, they’re more likely to believe in a path out of the economic crisis.
Kayla Matthews

Kayla Matthews is a journalist and writer covering future tech and infrastructure topics for publications like The Week and VentureBeat. In her free time, she also manages and edits her tech blog, ProductivityBytes.com.
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ECONOMIC DEVELOPMENT IN THE AGE OF COVID-19

IEDC: A Ten-Point Action Plan for Economic Developers

RICHARD FLORIDA
STEVEN PEDIGO

APRIL 2020
Takeaways

Overall Effects of COVID-19

• Our great cities will survive

• What can we learn from the past?

• How will communities be reshaped?

• What factors leave cities more vulnerable or protected?

• How can economic developers help prepare communities to open and recover?
Urbanization > infectious disease

Our great cities and metro areas will survive and grow stronger

- Worse pandemics have not altered the course of urbanization
  - Spanish of 1918
  - London Cholera Epidemic
COVID-19 may reinforce certain geographic divides

- Big superstar cities and tech hubs will recover
- Accentuate "winner-take-all urbanism"
- May temporarily relieve affordability and New Urban Crisis
- Some smaller communities will have opportunity
- Need to act proactively and strategically
Covid-19 Class Divide

- **Class Divide at Work**
  - Affluent professional workers can work remotely and isolate safely using delivery
  - Frontline service workers, 30 million workers, are exposed and use transit to get to work

- **Density Divide**
  - *Rich place density vs poor place density*

- **Red/ Blue Divide**
  - Playing out in how states/ communities are responding
Some places are more vulnerable than others; density is just one factor

- Age
- Class (Education, income, occupation)
- Health and Fitness
- Childlessness

- Multi-Generational Families
- Religiosity
- Social Capital
The Virus will likely reshape our cities, suburbs, and rural areas

Push/ Pull Effects:

Towards Suburbs and Rural Area
- Remote work
- Fear of mass transit
- Desire for private amenities like backyards and play areas
- Rural gentrification

Towards Cities and Urban Cores
- Clusters like high-tech, finance, media and entertainment require proximity
- Air travel restrictions may strengthen existing hubs
- Walkable/bikeable areas will become more desirable
- Return of car commuting and suburban access to core
How can we prepare now and plan for a recovery?
Prepare for a period of adjustment as we reopen

Pandemics occur in waves

- 6-18 months before we get to something normal
- Some trends will stick; others will go away
Four Key Dimensions

- Personal Protective Equipment
- Personalized Service Provision
- Health Screenings & Temperature Checks
- Design for Social Distancing
Three Phase Recovery Plan

Phase 1: Mobilization
- Lockdowns & Social Distancing
- Medical Mobilization
- Economic Mobilization

Phase 2: Reopening
- Prepare to Reopen Safely & Secure

Step 3: Recovery
- Position Economies for Longer-Run Recovery

creative class group
1. Assess Leading Industries and Clusters

Some of those clusters are at greater risk than others

- Create a working group or SWAT team to work with clusters to identify critical “pain points”

- Develop an immediate cluster assessment plan, informed by survey data, roundtable discussions and other data sources

- Identify and create appropriate support programs for each cluster and initiative, realizing that these will differ depending on the cluster

- Long-term plan for cluster recovery and growth
2. Enlist and Ready Anchor Institutions

Eds and meds are key anchor institutions that can help drive recovery

- Convene universities to develop an action plan for reopening their facilities, especially dorms and dining halls safely
- Engage local anchor institutions to boost local purchasing and hiring
- Engage anchors in longer-run economic recovery efforts
3. Pandemic-Proof Airports and Transit Hubs

Airports and transit hubs are critical to regional economies. They must prepare now to reopen

- Develop an action plan for redesigning hubs for necessary social distancing and health and temperature screenings
- Evaluate policies for handling of baggage, security checks, boarding and on-ground transportation
4. Prepare Large-Scale Civic Assets

Stadiums, arenas, convention centers, and performing arts centers have to prepare now

- Create a taskforce to ready regional civic assets for the transition period

- Bring together local economic development and destination marketing organizations to develop a public awareness campaign about safety procedures and the reopening of assets

- Consider combining economic development organizations and destination marketing organizations to support community placemaking efforts, in a time when there’s dire budget and fiscal constraints
5. Modify Vital Infrastructure and Public Space

Transit and public space must be adjusted for a period of social distancing

- Create a working group to focus stimulus dollars on required retrofits and redesigns
- Mobilize a retrofit of public transit assets — busses, subway, commuter rail, and stations as required
- Address open space retrofits and redesigns and ensure required sanitation and cleaning
- Focus place-making initiatives for health and safety.
- Pedestrianizing downtown areas and neighborhoods
- Partner with providers to increase bike and scooter shares as needed
6. Prepare for More Remote Work

Cities can learn from one another about how to best support the growing cadre of remote workers

- Create a remote work task force
- Focus talent recruitment and retention efforts on remote workers as a key priority for economic development for the upcoming budget cycles
- Convene telecommunication providers to assess broadband strength and capabilities
- Develop and promote efforts to create community on-line and in the real world
- Learn from programs like Tulsa Remote
7. Ensure Main Street Survives

Imagine our cities with block after block of empty storefronts

- Mobilize for financial assistance now
- Establish a task force to pursue the creation of small business loan and support programs
- Create a working group of medical professionals to provide advice on health and wellness protocols
- Execute an outreach plan to local businesses to ensure they are aware of loan programs
- Deploy a “Made in . . .” campaign as a means for promoting local businesses and services
- Partner with local anchor institutions to commit to temporary local purchasing
8. Protect the Arts and the Creative Economy

Imagine our communities devoid of creative arts and culture

- Establish a team to marshal funding and technical assistance for arts and cultural organizations, including designing for social distancing
- Convene philanthropic organizations, private donors, and large-scale anchors to create budget support gap measures for creative and arts organizations
- Provide necessary technical assistance for reopening
- Create a micro-funding mechanisms to support small-scale community arts-based initiatives
9. Upgrade Jobs for Frontline Service Workers

They need better PPE, higher pay, and more benefits

- Mobilize to provide PPE and for the long-term for frontline service workers
- Engage local designers and manufacturers in design of effective but non-obtrusive PPE
- Create a task force of large-scale service employers, grocery stores, delivery services, to provide appropriate wages and benefits
- Work with employment offices and workforce providers to mobilize to fill employment openings at grocery stores and warehouses and for delivery workers
10. Protect Less-Advantage Communities

The economic fallout of the pandemic fall heaviest on the least-advantaged

- Partner to develop a coordinated strategy for addressing and mitigating the health-care vulnerabilities of less advantaged communities
- Focus the efforts of related initiatives and working groups for anchor institutions, small business and arts and cultural institutions on the challenges of less advantaged areas
- Focus workforce and placement initiatives on developing training and job opportunities for residents of less advantaged neighborhoods
Discussion
Boost your COVID-19 Tech Toolbox

IEDC Online Webinar

April 13, 2020, 3:00 p.m. - 4:30 p.m. ET

*Free, register at iedconline.org/COVID19webinars