

## **February 19, 2021, Regular Meeting Minutes**

### **HOBART REDEVELOPMENT COMMISSION**

President Carla Houck called the February 19, 2021, regular meeting of the Redevelopment Commission (RDC) to order at 8:31 a.m. The meeting was held via Zoom with the public issued a dial-in number to allow listening and participation capabilities. Staff was present in the City Council Chambers at City Hall. The Pledge of Allegiance was recited. Members present: Carla Houck, Shawn Kelly, Marsha Plesac, Matthew Claussen (*in person*), and Judy Dunlap. Members absent: Pam Broadaway. Also present: Beth Jacobson, Director of Development (*in person*); Anthony DeBonis, RDC Attorney; Heather McCarthy, City Attorney; Jake Dammarell, Butler Fairman & Seufert (BF&S); Brandon Towle, BF&S (*in person*); Phil Gralik, City Engineer (*in person*); Kerry Wilson, Wilson General Contracting & Consulting, LLC; and Dawn Hostetler, RDC Recording Secretary (*in person*).

Under **Approval of Agenda**, a motion was made by Ms. Plesac to approve the agenda as presented; seconded by Mr. Kelly. Roll call vote taken: All ayes; motion carried. (4-0)

Regarding the **Minutes of January 20, 2021, Regular Meeting**, a motion was made by Mr. Claussen to approve the January 20, 2021, Regular Meeting minutes as presented; seconded by Ms. Plesac. Roll call vote taken: All ayes; motion carried. (4-0)

Regarding the **Treasurer's Report**, the January investment statements for Fund 406 and Fund 410, plus the most current fund & appropriation reports for Fund 406, Fund 410, and Fund 250 were distributed in the RDC meeting packet. There were no questions or comments.

Under **Old Business**, the first item was the **Approval of Audiss Landscape Plans**. Ms. Jacobson called attention to a landscape plan and quote from Hubinger Landscaping for the proposed work on a property located at Colorado Street and 69<sup>th</sup> Avenue in compliance with the landscape settlement agreement between the Board of Works, the RDC, and the property owner. The agreement allows the property owner to be reimbursed an amount not to exceed \$9,500.00; therefore, the property owner is responsible for the remaining \$5,806.00 of the total quote amount of \$15,306.00. The plans have been reviewed and approved by the Parks Director and the City Engineer and must also be approved by the RDC in accordance with the agreement. Mr. Kelly stated that it typically takes about a year for plants to become established and asked if there is a maintenance plan for this landscaping. Ms. Jacobson stated that the property owner is responsible for the landscape maintenance. Attorney DeBonis indicated that the landscape screening is being installed for the property owners' benefit and will take some effort on their part for it to flourish. Ms. Jacobson noted that the owner will be contributing \$5,806.00 of their own money to install the landscaping, so she hopes that is an incentive to keep it maintained. Mr. Claussen asked if the City has any recourse if there is evidence that the property owner purposely or negligently fails to properly maintain the installed landscaping. Attorney DeBonis stated that the settlement agreement places the responsibility of maintenance on the property owner, which is typically enforceable; however, the agreement does not include a penalty provision. Mr. Claussen said that he does not believe that the owners would be purposely negligent since they have a significant monetary investment in this landscape screening. Attorney DeBonis suggested that notification could be given to the property owner upon any evidence that the plant material is deteriorating. Ms. Jacobson agreed and indicated that in the event the plants begin to wilt, staff could prepare a letter to reminding the owners that they are responsible for the maintenance of the plants as per the settlement agreement. Ms. Houck

**February 19, 2021, Regular Meeting Minutes**  
**HOBART REDEVELOPMENT COMMISSION**

pointed out that the landscape screening will be in a highly visible location, so she advised the Commission members to inform the Redevelopment staff of any concerns so that notification can be made to the property owner.

A motion was made by Mr. Claussen to approve the Audiss Landscape Plans; seconded by Mr. Kelly. Roll call vote taken: All ayes; motion carried. (4-0)

Under **New Business**, the first item was the **Façade Grant Application – 345 Main Street, Tomas Gielazyn**. The grant application is for façade improvements of 345 Main Street, which is currently vacant. The applicant is requesting \$9,178.50, which is half of the \$ 18,375.00 total estimated cost of improvements. The proposed façade work includes the removal of the existing siding, installation of the original brick masonry, and installation of limestone window ledges and parapet wall cap. Mr. Wilson explained that the original bricks from this façade have been stored inside the building and are in good condition; therefore, they will be reapplied to the façade as part of this restoration. Ms. Hostetler reminded the Commission that the two buildings located at 345 and 347 Main Street as well as the house located at 512 E. 4<sup>th</sup> Street directly behind these buildings are all one parcel, but only the Main Street buildings are within the boundaries of the Lake George Commercial Historic District. She stated that a Certificate of Appropriateness (COA) has been received for 345 Main Street, but not 347 Main Street. She explained that the Historic Preservation Commission (HPC) is anticipated to take action on the COA for 347 Main Street at its meeting on March 16<sup>th</sup>, and if approved, she expects a façade grant application for this building to be submitted for approval by the RDC at its April meeting. Mr. Wilson stated that the interior of 345 and 347 Main Street is currently one open space separated only by an unfinished stud wall. He said the property owner, Mr. Gielazyn, will be making improvements to the interior, which includes pouring a new concrete floor. Ms. Houck asked if the owner plans to lease or sell the property once the improvements are made. Mr. Wilson stated that he believes the owner's intention is to finish the improvements in order to sell the property.

A motion was made by Ms. Plesac to approve the façade grant for 345 Main Street in the amount of \$9,178.50; seconded by Mr. Claussen. Roll call vote taken: All ayes; motion carried. (4-0)

The next item of business was **Resolution 2021-01: Resolution of the City of Hobart Redevelopment Commission Approving an Amendment to the Economic Development Plan for the 61<sup>st</sup> Avenue and SR 51 Economic Development Area**. Ms. Jacobson stated that Resolution 2021-01 and 2021-02 are to amend the Economic Development Area Plans to include parcels that may need to be acquired for future road projects. She stated that Resolution 2021-01 includes a list of parcels related to the 61<sup>st</sup> Avenue and Marcella Boulevard intersection improvement project as well as the 61<sup>st</sup> Avenue and Colorado Street project to be added to the 61<sup>st</sup> Avenue and SR 51 Economic Development Area Plan. Upon the RDC's approval of these resolutions, the Plan Commission will need to adopt a resolution to approve the amendments. The City Council will then need to adopt a similar resolution approving the amendments, and finally the RDC will take action to adopt confirmatory resolutions for each Economic Development Area Plan. Ms. Jacobson stated that these parcels were not included in the original

**February 19, 2021, Regular Meeting Minutes  
HOBART REDEVELOPMENT COMMISSION**

Economic Development Area Plans and explained that in order to use TIF dollars to pay for right-of-way acquisition, the parcel numbers need to be listed in the Plans.

A motion was made by Ms. Plesac to approve Resolution 2021-01; seconded by Mr. Kelly. Roll call vote taken: All ayes; motion carried. (4-0)

Regarding **Resolution 2021-02: Resolution of the City of Hobart Redevelopment Commission Approving an Amendment to the Economic Development Plan for the US 30 and 69<sup>th</sup> Avenue Economic Development Area**, Ms. Jacobson stated that Resolution 2021-02 includes a list of parcels related to the US 30 and Colorado Street federal safety project as well as the 82<sup>nd</sup> Avenue connection project to be added to the US 30 and 69<sup>th</sup> Avenue Economic Development Area Plan. A motion was made by Mr. Kelly to approve Resolution 2021-02; seconded by Ms. Plesac. Roll call vote taken: All ayes; motion carried. (4-0)

The next item of business was the **Approval of Pay Estimate #7 (G.E. Marshall) – 69<sup>th</sup> Avenue Improvement Project (A - Road)**. Mr. Towle stated that this pay estimate is for the cost of the material related to the conduit burial on the north side of 69<sup>th</sup> Avenue between the Meadows subdivision and Mississippi Street. He said this burial work has not yet been started, but he reminded the Commission that they previously authorized the purchase of the material due to continued cost increase of PVC conduit. The total amount for pay estimate #7 after retainage deduction is \$13,268.70.

A motion was made by Ms. Plesac to approve Pay Estimate #7 (Project A) in the amount of \$13,268.70; seconded by Mr. Claussen. Roll call vote taken: All ayes; motion carried. (4-0)

Ms. Jacobson reviewed the invoices on the **Register of Claims**. Invoice 91651A from BF&S will be submitted to INDOT for 80% reimbursement once it is paid in full. A motion was made by Ms. Plesac to approve the register of claims in the amount of \$14,388.87; seconded by Mr. Claussen. Roll call vote taken: All ayes; motion carried. (4-0)

<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Claimant</u>	<u>Amount</u>
1/19/2021	91651A	Butler Fairman & Seufert	\$1,120.17
2/2/2021	Pay Est. #7	G.E. Marshall	\$13,268.70
<b>Total:</b>			<b>\$14,388.87</b>

Regarding the **Approval of 2020 Bond Register of Claims**, Requisition No. 17 includes three payments to BF&S: Invoice 91704 in the amount of \$1,992.00 for engineering related to the 69<sup>th</sup> Avenue project, invoice 91705 in the amount of \$17,142.86 for inspection related to the 69<sup>th</sup> Avenue project, and invoice 91867 in the amount of \$9,747.50 for engineering related to 61<sup>st</sup> Avenue and Marcella Boulevard improvements. A motion was made by Ms. Plesac to approve Requisition No. 17 in the amount of \$28,882.36; seconded by Mr. Kelly. Roll call vote taken: All ayes; motion carried. (4-0)

**February 19, 2021, Regular Meeting Minutes  
HOBART REDEVELOPMENT COMMISSION**

**Staff Report** – Ms. Jacobson reported that the State of the City address will be held during the City Council meeting at 6:00 p.m. on March 3<sup>rd</sup>. Commission members are welcome to attend in person or via Zoom.

Ms. Jacobson reported that \$20,180.60 was received from the federal government as interest credit related to the 2010 Recovery Zone bond. She stated that these interest payments are usually received in August and February; however, the August 2020 payment was just received last month.

Ms. Jacobson pointed out that the schedule and estimate breakdown for the Local Trax project was included in the RDC meeting packet; however, there have been no changes since the last update.

Ms. Jacobson reported that the RDC has been reimbursed by the Regional Development Authority (RDA) for G.E. Marshall pay estimates #5 and #6. She called attention to a receipt in the amount of \$314,676.57 for pay estimate #5, and another receipt in the amount of \$443,675.48 for pay estimate #6.

Ms. Jacobson called attention to two planning calendars that were included in the RDC meeting packet. One is for the amendments of the economic development plans, and the other is for the offering sheet and property disposition related to the City-owned 60-acre property along 61<sup>st</sup> Avenue.

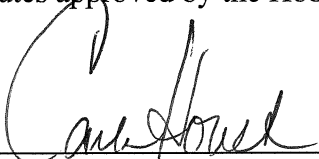
Ms. Jacobson reported that Becknell’s fair share contribution for the 69<sup>th</sup> Avenue improvements has been paid in full. She stated that two payments were received in the amounts of \$247,980.00 and \$115,139.00.

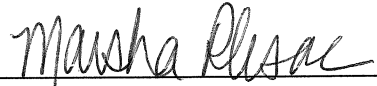
Regarding the Audiss landscape plans, Mr. Dammarell pointed out that the contract between the property owner and Hubinger Landscaping includes a 1-year warranty from the time of planting.

Adjournment - The meeting was adjourned at 8:58 a.m.

Minutes were prepared by Dawn Hostetler, Clerical Assistant to the Director of Development.

Minutes approved by the Hobart Redevelopment Commission on MARCH 15, 2021

  
\_\_\_\_\_  
Carla Houck, President

  
\_\_\_\_\_  
Attest: MARSHA PLESAC, SECRETARY