

CASS COUNTY REDEVELOPMENT COMMISSION MEETING

July 18, 2019

President Dave Arnold called the Cass County Redevelopment Commission (RDC) to order at 9:02 A.M. in the Commissioner's Hearing Room.

Redevelopment Commission Members Present: Dave Arnold, Grover Bishop, Jim Sailors, Ryan Zeck and John Hillis, RDC Attorney

Attendees: Brian Pohlar and Dick Weigel, - HWC Engineering, Lora Redweik – Twelve Mile, Linda Franklin – Twelve Mile

Minutes: A motion was made by Jim to accept the minutes for the regular meeting on May 15, 2019 RDC Meeting, seconded by Grover; Motion carried.

Claims: Grover made a motion to pay the claims for HWC in the amount of \$24,950 and \$23,250 for the fire protection project contract, seconded by Ryan; Motion carried. Jim made a motion to hold the invoice for Baker Tilly Municipal Advisors, LLC until a detailed report of fees was received, seconded by Ryan. Motion carried.

Christy gave her Economic Development Report. She reported an update on Projects, meetings with Genesis & Wyoming representatives, LMU, and NIPSCO.

Other Business:

Dave showed the rest of the RDC pictures of the Cass County Agribusiness Park and how tall the weeds were on the properties owned by the RDC. Dave had worked with RDC attorney, John Hillis, to prepare a resolution to create a non-reverting maintenance fund to be used to mow and maintain the Park. Jim made a motion to adopt Resolution #2019-01 to create a non-reverting fund for Maintenance in the Cass Co Agribusiness Park. Seconded by Ryan. Motion passed. Dave requested Christy to contact at least 3 mowing companies to get quotes to mow and landscape the Park.

Grover asked if cell/broadband would be accessible in the Ag Park. The Park currently has fiber, but many residents in the area have little to no internet access in the area, and cell service can be spotty. The RDC needs to decide if they will allow cell and/or broadband towers on the new water tank.

The RDC received the Assessor's Quarterly Report.

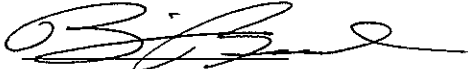
Dick Weigel from HWC Engineering gave an update on progress on the Fire Protection project, including the Andersons' .47 acre for the tank site location. Once finalized a "Rule 5" will be completed for this property. Electrical needs completed, a couple utility providers requested more information and time. The utilities may need to be on the north side versus the south side of the roads due to other utility ROW. The RDC will still be pursuing a single pedestal water tank, and the RDC will need to decide if cell/broadband will be allowed. Still waiting to hear back from Railroad and INDOT on those permits. Easements and additional ROW title searches need completed. The RDC decided that they could have that done locally rather than have HWC complete. The RDC will meet with landowners in the next month and if no luck, HWC will contact. Dick asked Christy to set a meeting up with Ice Miller and Baker Tilly to get ready for next steps.

Lora Redweik inquired on whether the water tank color had been decided yet. It has not. It will be decided after it goes to bid. The company will present a palette of colors to choose from. She also asked if the RDC owned other land in the TIF Areas. Christy responded only the wells site and the 57 acre parcel located in the Ag Park, and then she added the 2 parcels located on North St that were conveyed from the County Commissioners to the RDC to be used for parking. She offered the idea of having wildflowers planted on the well site, rather than mowing it. Christy thanked her for her ideas.

The next meeting for the Cass County Redevelopment Commission will be on Thursday, August 22, 2019 at 9am. The meeting will be held in the Commissioner's Hearing Room.

Adjournment: Ryan made a motion to adjourn, seconded by Grover; Motion carried unanimously.

Respectfully Submitted by:

A handwritten signature in black ink, appearing to read 'Brian Reed', with a long horizontal flourish extending to the right.

Brian Reed, Secretary