

CASS COUNTY REDEVELOPMENT COMMISSION MEETING
August 16, 2021

President Ryan Zeck called the Cass County Redevelopment Commission (RDC) to order at 2:00 P.M. in the Commissioner's Hearing Room.

Redevelopment Commission Members Present: Dave Arnold, Ruth Baker, Grover Bishop and Ryan Zeck.

RDC Attorney John Hillis, ED Director Christy Householder

Attendees: Lora Redweik, Bridget Davis, Bob McDaniel, Linda Franklin, Farres Racer, Helen Rausch, Matt Cain and Dick Weigel

Minutes: A motion was made by Dave to approve the July 19, 2021 meeting minutes, seconded by Ruth. Motion carried.

Fire Suppression System: Division B Elevated Tank Change Order #3: Due to erection delays at no fault of Owner, the contractor was unable to meet the substantial completion of 12/31/20. This represents a liquidated damages period of 161 days. Dave made motion to approve the Division B Elevated Tank Change Order #3, seconded by Ruth. Motion carried.

Division C Water Main Distribution System Change Order #1: The Contractor was notified of the contract award on July 15, 2020, however was not provided a Notice to Proceed or signed contract until July 27, 2021. Dave made a motion to approve Division C Water Main Distribution System Change Order #1, noting the increase was due to material price increases, seconded by Grover. Motion carried.

Claims: Ryan asked Christy to go through the August claims. Christy presented the following claims:

HWC for \$2946 for professional fees for the fire protection project, Genesee & Wyoming Railroad Services, Inc. for \$26,600 for Occupancy License Agreement for the fire protection project, Patriot Engineering & Environmental, Inc. for \$2,843.66 for ICP Closure, Ice Miller LLP for \$93,935.89 for litigation fees;

From Redevelopment District Bonds of 2021: Ice Miller, LLP for \$82,300 for professional services rendered, Baker Tilly Municipal Advisors, LLC for \$70,000 for professional fees rendered, John R. Hillis for \$32,500 for professional services rendered, Law Office of Jeffrey D. Stanton for \$3,750 for professional services rendered, US Bank for \$8,250 for administration fees, and HRP Construction, Inc. for \$41,346.37 for water mains for the fire protection project.

From the Maintenance Fund: LMU for \$31.70 and \$34.20 for electric service to the elevated tank and \$90 and \$100 to the well field, NIPSCO for \$61.60 for gas service to the well field, and to Ole Sycamore Lawn Care, LLC for \$650 for mowing services. Ruth made a motion to approve the claims as presented, seconded by Dave; Motion carried.

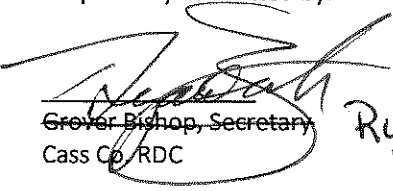
WSP presentation by Mike Englert on the Air Monitoring Results and Update.

Public Comments were made by Lora Redweik and Bridget Davis.

The next Meeting for the Cass County Redevelopment Commission will be on Monday, September 20, 2021 at 2:00 P.M.

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

Respectfully Submitted by:


Grover Bishop, Secretary
Cass Co. RDC

Ryan Zeck, President