

CASS COUNTY REDEVELOPMENT COMMISSION MEETING
February 19, 2020

President Dave Arnold called the Cass County Redevelopment Commission (RDC) to order at 10:00 A.M. in the Commissioner's Hearing Room.

Redevelopment Commission Members Present: Dave Arnold, Grover Bishop, Brian Reed, Duane Sailors, Jim Sailors, Ryan Zeck, Cass Co Auditor Cheryl Alcorn, and Cass Co Planning Arin Shaver

Attendees: Brian Pohlar- HWC, and Lora Redweik – Twelve Mile, Linda Franklin – Logansport, Ruth Baker- Logansport

Minutes: A motion was made by Jim to amend the RDC agenda to add Reorganization of Officers, authorize 2 Appraisals on the RDC property, Resolution of Purchase, HWC Amendment #4, Waels Sustainable Products (WSP) Project, and Use Variance Case #2020-01., seconded by Brian. Motion carried.

Brian made a motion for the officers to remain the same, (Dave Arnold President, Jim Sailors Vice President, and Brian Reed Secretary) seconded by Grover. Motion carried.

Grover made a motion to approve the minutes for the regular meeting on December 18, 2019, and the January 3, 2020 Executive Session, seconded by Duane; Motion carried.

Claims: Duane made a motion to pay the claim to HWC for \$655.50 for the fire protection project contract, seconded by Ryan; Motion carried.

Christy gave her Economic Development Report. She reported an update on Project Cash and Wood, JLUS, and Broadband tasks update.

Other Business:

Resolution for Transfer of Tax Sale Property- Brian made a motion to approve Resolution #2020-01, a resolution accepting property located at 430 S Fifth Street, Logansport, IN 46947 from the Cass Co Commissioners from Tax Sale, seconded by Grover, motion carried.

Resolution of Purchase- Jim made a motion to approve Resolution #2020-02, a resolution to purchase real property located in the Cass Co Agribusiness Park and in the TIF Area, seconded by Brian, motion carried.

Brian Pohlar, HWC, gave an update on the Fire Protection project. He requested the consideration of Contract Amendment # 4 authorizing changing ROW to 40', fiber optic conduit, tank bid project, and new business Coordination. Duane made a motion to approve Contract Amendment #4, seconded by Brian. Motion carried.

Brian requested the RDC consider a Gas Main Potholing request requested by NIPSCO to verify clearance of their high-pressure gas main. HWC obtained 2 bids on behalf of the RDC, Badger Daylighting in the amount of \$6,847.17, and Accu-Dig in the amount of \$2,720.00. HWC recommends the RDC approve Accu-Dig as the lowest bidder. Duane made a motion to approve potholing contract with Accu-Dig in the amount of \$2,720, seconded by Brian; motion carried. Dave asked if some of the utilities could be put under the road. Brian stated that is not the preferred method, but could, if needed. Grover asked if some utilities needed to be relocated, and Brian replied that they were still coordinating with the utilities, but was hoping they would not have to move too much.

Brian requested the consideration to allow HWC to advertise for bids for the water tower ahead of the rest of the fire protection project. The lead-time for the water tower is projected to be 12-16 months. March/April would be the target to bid the tank. Brian reminded RDC that they would be bidding a 500,000-gallon pedestal water tank. Grover made a motion to advertise for bids for the water tower, seconded by Brian. Motion carried.

Farm lease- Jim made a motion to call and send a letter to Mr. Dennis Hunt thanking him for his partnership in farming the RDC property, but the RDC would not be renewing the farm lease for 2020, seconded by Brian; motion carried.

Dave reminded RDC members to complete and sign their conflict of interest and confidentiality agreements.

Christy received the Cass Co Assessor Annual Report for 2019, and it is on file. She noted that there were no properties from Clinton Township on the list.

Waelz Sustainable Products (WSP) Project

Jim made a motion to authorize two appraisals on the RDC property and authorize the President to sign required engagement letters in the form approved by RDC Attorney and to pay the deposits required to begin the appraisals upon execution of the engagement letters, seconded by Brian. Motion carried.

Brian made a motion to authorize the publication of a Notice of Offering at the minimum price paid by the RDC of \$21,000 per acre or the average of the two appraisals if higher upon receipt of the two appraisals by the Economic Development Director (Christy) and RDC Attorney, seconded by Grover. Motion carried.

Jim made a motion to adopt Resolution #2020-03 approving the Land License to Waelz Sustainable Products, LLC; the resolution authorizes changes as needed and approved by RDC Attorney and authorizes execution of any additional certificates or agreements necessary to complete the transaction, seconded by Brian. Motion carried.

Jim made a motion to authorize the assignment of the purchase contract (Settlemyre) and option (Perry) to Waelz Sustainable Products, LLC as revised to require reimbursement of costs expended by the RDC, SECONDED BY Grover. Motion carried.

Duane made a motion to approve Resolution #2020-04 Amending the Declaratory Resolution of the Cass County Redevelopment Commission amending the Clymers Economic Development Area and Allocation Area and amending the Economic Development Plan, seconded by Jim. Motion carried.

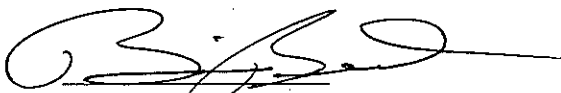
Arin went over the updates made to the Cass Co Gateway overlay. The Cass Co Redevelopment Commission completed an application for use approval for the RDC owned property, located at 3440 W 300 S, Logansport, IN 46947. The RDC considered Case #20-01 for the use approval for Heavy Manufacturing. Duane made a motion to approve use variance Case #2020-01, seconded by Grover. Motion carried.

The next meeting for the Cass County Redevelopment Commission will be on Wednesday, March 18, 2020 at 10am, and a Special Meeting on Tuesday, February 25, 2020 at 10 am.

No public comments

Adjournment: Jim made a motion to adjourn, seconded by Brian; Motion carried unanimously.

Respectfully Submitted by:



Brian Reed, Secretary