

CASS COUNTY REDEVELOPMENT COMMISSION MEETING

October 18, 2021

President Ryan Zeck called the Cass County Redevelopment Commission (RDC) to order at 2:02 P.M. in the Commissioner's Hearing Room.

Redevelopment Commission Members Present: Dave Arnold, Ruth Baker, Dean Davenport and Ryan Zeck.

RDC Attorney John Hillis, ED Director Christy Householder

Attendees: Lora Redweik, Bridgette Davis, Susan Jarrell, Mike Deitrich, Jim Wolf

Dave made a motion to amend the meeting agenda to add Directional Drill vs. Open Cut for the Water Main project, seconded by Ruth. Motion carried.

Minutes: A motion was made by Dave to approve the September 20, 2021 meeting minutes, seconded by Ruth. Motion carried.

Fire Suppression System: Division A HRP Construction Change Order #2: To pay for the escalation approved in CO#1, various bid line item unit process need to be adjusted on the applicable lines. The costs from CO#1 are distributed over those lines items with this change order for payment purposes. Dave made motion to approve the Division A HRP Construction Change Order #2, seconded by Ruth. Motion carried.

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

HWC for \$6,650 for professional fees for the fire protection project, Baker Tilly Municipal Advisors, LLC for \$2,410 for professional fees for the TIF Neutralization Report, to Ice Miller, LLP for \$31,330.64 for litigation fees; From Redevelopment District Bonds of 2021: Division A HRP Construction for \$86,817.65 for water mains for the fire protection system; From the Maintenance Fund NIPSCO for \$60.28 for gas service to the well field, and to Ole Sycamore Lawn Care, LLC for \$650 for mowing services. Dave made a motion to approve the claims as presented, seconded by Ruth; Motion carried.

Baker Tilly Municipal Advisors, LLC gave the 2021 TIF Annual Report

Ruth made a motion to directional drill the Andersons and ADM driveways as it is cheaper than doing an open cut, as original construction plans requested, seconded by Dean. Motion carried.

Dave made a motion to approve the property use agreement with HRP Construction for twelve months, and pay \$10,000 to HRP to remove all structures on the RDC property, seconded by Ruth. Motion carried.

Public Comments were made by Lora Redweik.

The next Meeting for the Cass County Redevelopment Commission will be on Monday, November 15, 2021 at 2:00 P.M.

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

Respectfully Submitted by:


Cass Co. RDC, Ryan Zeck, President