

**TOWN OF MUNSTER
MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT COMMISSION
MARCH 15, 2021**

A regular meeting of the Munster Redevelopment Commission convened at 8:07 p.m. on Monday, March 15, 2021. At the time of this meeting, the country was facing a pandemic outbreak of the Coronavirus. In response, Indiana Governor Holcomb issued a series of Executive Orders which, among other things, declared a public health emergency and suspended various statutes. Executive Order 20-04 specifically addressed public meetings and the Open-Door Law. This Executive Order, along with the opinion of the Indiana Public Access Counselor, allows for meetings to be held in a virtual environment. Subsequent Executive Orders have extended this practice.

The announced meeting location was Munster Town Hall. Executive Order 20-43 requires adherence to Centers for Disease Control guidelines regarding the number of people gathering in one location and maintaining distance of at least six feet from another person. As a result, Councilors, Staff, and the public had the option to participate via Zoom meeting technology.

Commissioners Chuck Gardiner, Andy Koultourides, Lee Ann Mellon, and Ken Schoon, and School Town of Munster Representative John Castro were physically present in Town Hall. Commissioner Steven Tulowitzki was present in the virtual setting. President Koultourides presided.

Also present in Town Hall were Executive Secretary Wendy Mis, Controller Patricia Abbott, Executive Director Dustin Anderson, and Attorney David W. Westland. Munster Representative to the Hammond Sanitary District Mike Hawkins was present in the virtual setting. The public was given the information needed to access the meeting virtually and some took advantage of it. The news media were not represented.

The Redevelopment Commission has sought legal counsel and has performed its due diligence to the best of its ability in a highly unusual situation. The Redevelopment Commission believes it is acting in accordance with Indiana State law, the Governor's Executive Orders, and the interpretations and directives of other state agencies.

PUBLIC COMMENT

Because of the unique nature of this meeting, the Town of Munster accepted public comment submitted electronically. The public was informed, via the agenda posted at munster.org, that questions or comments about an item on the agenda were to be emailed to danderson@munster.org. No such submissions were received.

No one rose to claim the floor.

CONSENT AGENDA

APPROVAL OF MINUTES

Minutes of the regular meeting on March 1, 2021

ACCOUNTS PAYABLE VOUCHER REGISTERS

Approval of Voucher Register #R 21-3B dated 03/15/21 totaling \$9,000.00
Confirmation of Voucher Register #R 21-3C dated 03/15/21 totaling \$2,870.54
Confirmation of Voucher Register #R 21-3D dated 03/12/21 totaling \$4,562.44
Confirmation of Voucher Register #R 21-3E dated 03/11/21 totaling \$497.84

Commissioner Gardiner moved, with a second by Commissioner Schoon, to approve the Consent Agenda as given. Commissioners Schoon, Mellon, Gardiner, Tulowitzki, and Koultourides voted in favor; none voted against. Motion carried.

NEW BUSINESS

**MAPLE LEAF CROSSING DEVELOPMENT:
FOURTH AMENDMENT TO DEVELOPMENT AGREEMENT**

Previous amendments pushed back the construction dates due to COVID-19 and title work. The title work is now complete, and this amendment would set the construction dates as follows.

1. The office building will commence construction on or before July 1, 2021 and be substantially completed on or before September 1, 2023.
2. The Hyatt Place Hotel will commence construction on or before September 1, 2021 and be substantially completed on or before September 1, 2023.
3. The second office and/or retail building will commence construction on or before August 1, 2022 and be substantially completed on or before October 1, 2023. The third office and/or retail building will commence construction on or before October 1, 2023 and be substantially completed on or before October 1, 2024.
4. The retail container spaces will commence construction on or before August 1, 2022 and be substantially completed on or before August 1, 2023. The restaurant will commence construction on or before October 1, 2023 and be substantially completed on or before October 1, 2024.

Commissioner Gardiner moved, with a second by Commissioner Schoon, to accept the fourth amendment to the development agreement with Maple Leaf Crossing. Commissioners Schoon, Mellon, Gardiner, Tulowitzki, and Koultourides voted in favor; none voted against.

ADJOURNMENT

There being no further business to come before the Commission, and upon a motion by Commissioner Schoon seconded by Commissioner Mellon, the meeting adjourned at 8:08 p.m. by voice vote.

Andy Koultourides, President

ATTEST:

Wendy Mis, Executive Secretary