

**TOWN OF MUNSTER
MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT COMMISSION
APRIL 19, 2021**

A regular meeting of the Munster Redevelopment Commission convened at 7:47 p.m. on Monday, April 19, 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. Councilors, Staff, and the public had the option to participate via Zoom meeting technology.

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

Also present in Town Hall were Executive Secretary Wendy Mis, Controller Patricia Abbott, Executive Director Dustin Anderson, Attorney David W. Westland, and Munster Representative to the Hammond Sanitary District Mike Hawkins. 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 April 5, 2021

ACCOUNTS PAYABLE VOUCHER REGISTERS

Confirmation of Voucher Register #R 21-4C dated 04/08/21 totaling \$1,900.00
Confirmation of Voucher Register #R 21-4D dated 04/09/21 totaling \$4,557.18
Approval of Voucher Register #R 21-4E dated 04/19/21 totaling \$26,342.95
Confirmation of Voucher Register #R 21-4F dated 04/15/21 totaling \$509.13

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

APPRAISAL CONTRACTS 407 AND 411 RIDGE ROAD

Staff has been in discussions with the owner of vacant properties located at 407 and 411 Ridge Road for redevelopment. The owner has variances for parking and conditional subdivision approval from the Board of Zoning Appeals and Plan Commission. A development plan has been approved and additional variance requests are pending.

The property is near the Manor Avenue train station and Staff believes there is strategic value in controlling these parcels to facilitate the type of redevelopment preferred by the Town. An appraisal of the properties would allow the Town to begin negotiations with the property owner. As such, proposals have been secured from Jerry J. Kulik & Company, LLC in the amount of \$2,800.00 and American Valuation Appraisal Services in the amount of \$1,700.00 to perform appraisals.

Commissioner Tulowitzki confirmed that the owner has interest in entering such a transaction. Mr. Anderson confirmed that the counsel to the owner has had conversations about the possible transaction.

Commissioner Gardiner moved, with a second by Commissioner Schoon, to authorize the Town Manager to enter into service agreements with Jerry J. Kulik & Company, LLC and with American Valuation Appraisal Services to appraise the properties at 407 and 411 Ridge Road. Commissioners Schoon, Mellon, Gardiner, Tulowitzki, and Koultourides voted in favor; none voted against. Motion carried.

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 7:50 p.m. by voice vote.

Andy Koultourides, President

ATTEST:

Wendy Mis, Executive Secretary