

**TOWN OF MUNSTER
MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT COMMISSION
AUGUST 02, 2021**

A regular meeting of the Munster Redevelopment Commission convened at 7:43 p.m. on Monday, August 2, 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 Andy Koultourides, Chuck Gardiner, Lee Ann Mellon, Ken Schoon, and Steven Tulowitzki were physically present in Town Hall. School Town of Munster Representative John Castro was unable to attend. President Koultourides presided.

Also present in Town Hall were Executive Secretary Wendy Mis, Executive Director Dustin Anderson, and Attorney David W. Westland. The public was given the information needed to access the meeting virtually and none 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 July 19, 2021

ACCOUNTS PAYABLE VOUCHER REGISTERS

Confirmation of Voucher Register #R 21-7E dated 07/29/21 totaling \$5,542.27
Confirmation of Voucher Register #R 21-7F dated 07/30/21 totaling \$4,549.38
Confirmation of Voucher Register #R 21-8A dated 08/02/21 totaling \$1,559.53
Approval of Voucher Register #R 21-8B dated 08/02/21 totaling \$1,975.00

Commissioner Gardiner moved, with a second by Commissioner Mellon, 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: FIFTH AMENDMENT TO DEVELOPMENT AGREEMENT

The amendment contemplates moving the dates for both the commencement of construction as well as for the completion of construction for the different project phases. The fourth amendment, previously adopted in March of 2021, agreed to a third extension of each of the deadlines in the original development agreement. After adoption of the fifth amendment, construction will commence as follows:

	Fourth Amendment		Fifth Amendment	
	Commence Construction	Substantially Complete	Commence Construction	Substantially Complete
Office Building Shell	July 1, 2021	August 1, 2022	January 1, 2022	February 1, 2023
Hotel, Lot 2	September 1, 2021	September 1, 2023	March 1, 2022	March 1, 2023
Second and Third Office and/or Retail Building Shells, Lots 5 and 6	August 1, 2022 October 1, 2023	October 1, 2023 December 31, 2024	February 1, 2023 April 1, 2024	April 1, 2024 June 31, 2025
Container Space, Lot 4	August 1, 2022	August 1, 2023	February 1, 2023	February 1, 2024
Restaurant, Lot 3	October 1, 2023	October 1, 2024	April 1, 2024	April 1, 2025

This delay is primarily the limited availability of steel because of the myriad supply chain issues stemming from increased demand post-shutdown. The soonest the developer can secure a commitment of the steel necessary for the framing the buildings and their pan decking is March of 2022.

Commissioner Gardiner moved, with a second by Commissioner Mellon, to accept the Fifth Amendment to the Maple Leaf Crossing Development Agreement. 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 Tulowitzki, the meeting adjourned at 8:28 p.m. by voice vote.

Andy Koultourides, President

ATTEST:

Wendy Mis, Executive Secretary