

**TOWN OF MUNSTER
MINUTES OF A MEETING OF THE REDEVELOPMENT COMMISSION
JULY 14, 2014**

A regular meeting of the Munster Redevelopment Commission convened at 7:52 p.m. on Monday, July 14, 2014, at the Munster Town Hall. Commissioners John W. Edington, Andy Koultourides, David B. Nellans, Joseph A. Simonetto, and John P. Reed were present. School Town of Munster Representative Judy Florczak was absent. Mr. Reed presided. Also present were Treasurer and Executive Secretary David F. Shafer, Executive Director Thomas F. DeGiulio, Assistant Town Manager Clay T. Johnson, Attorney Eugene M. Feingold, Interim Fire Chief David E. Pelc, and Street Superintendent Chris A. Spolnik. The news media were represented by Jim Masters of *The Times*.

CONSENT AGENDA

APPROVAL OF MINUTES

Approval of the minutes of the regular meeting held on June 23, 2014

ACCOUNTS PAYABLE VOUCHER REGISTERS

Confirmation of Voucher Register #R14-6M dated 06/26/14 totaling \$5,617.05
Confirmation of Voucher Register #R14-6N dated 06/27/14 totaling \$4,859.02
Approval of Voucher Register #R14-7A dated 07/01/14 totaling \$75.00
Confirmation of Voucher Register #R14-7B dated 07/03/14 totaling \$1,322,785.10
Confirmation of Voucher Register #R14-7C dated 07/07/14 totaling \$92.02
Approval of Voucher Register #R14-7D dated 07/14/14 totaling \$8,315.53
Approval of Voucher Register #R14-7G dated 07/11/14 totaling \$508,339.48

LEASE AMENDMENT: SCHOOL TOWN OF MUNSTER

An amendment has been executed with the School Town of Munster for the property at 9474 Calumet Avenue. The amendment extends the term of the lease from July 1, 2013, to June 30, 2015. The lease will continue rent-free. All terms of the original lease apply.

LEASE AMENDMENT: O'HARA'S SPORTS

An amendment has been executed with O'Hara's Sports, Inc. for the property at 9450-56 Calumet Avenue. The amendment extends the term of the lease from June 30, 2014, on a month-to-month basis to June 30, 2015. The lease payment has been increased by 3.00% for \$4,983.14/month. All terms of the original lease apply.

Commissioner Simonetto moved, with a second by Commissioner Koultourides, to suspend the rules, waive the readings and adopt the Consent Agenda as presented. Commissioners Edington, Koultourides, Nellans, Simonetto, and Reed voted in favor; none voted against. The motion carried and the Consent Agenda was adopted as presented.

GENERAL ORDERS

RESOLUTION 044: AUTHORIZING ADVANCE PAYMENTS TO TEC AIR

On October 14, 2013, Resolution 038 was adopted to authorize reimbursement to Tec Air for the permanent improvements to Lake Business Center in an amount not to exceed \$615,000.00. The reimbursement will be paid from the TIF Allocation Fund 471. Tec Air plans to move into the new location by year-end.

On June 23, 2014, a financing agreement was approved to protect the interests of the Commission as well as Tec Air. Separately, Tec Air requested to have 40.00% of the payment in advance. Although advance payments are generally prohibited, Clerk-Treasurer Shafer advised that payments in advance would be allowed if there is a contractual recitation of the terms. Resolution 044 had been drafted to amend the financing agreement to allow payments in advance to Tec Air or Tec Air's vendor in a total amount not to exceed \$615,000.00.

Commissioner Simonetto moved, with a second by Commissioner Edington, to adopt Resolution 044. Commissioners Edington, Koulourides, Nellans, Simonetto, and Reed voted in favor; none voted against. Motion carried and Resolution 044 was adopted.

MUNSTER BUSINESS COMPLEX DISCUSSION

Staff presented a report and map of the Munster Business Complex on Calumet Avenue. The various businesses and their rental statuses located in the complex were discussed.

The property at 9364 Calumet Avenue will be cleaned and the equipment dismantled. The unit should be available to rent in the fall. Staff has received a quote of \$23,000.00 to demolish the former animal hospital at 9460 Calumet Avenue and expects to receive more quotes for this work.

Commissioner Simonetto moved, with a second by Commissioner Nellans, to authorize an amount not to exceed \$40,000.00 for demolition and associated work for the former animal hospital located at 9460 Calumet Avenue. Motion carried *viva voce*.

The property at 9450-9456 is currently occupied by O'Hara's Sports. This tenant is actively looking for new premises. Once vacated, the unit will be demolished. The properties at 9378 and 9380-9382 were slated for demolition. This is not possible because the entire building is one structure. Staff reported that Community Hospital is looking for a place to store emergency response trailers. Roofing repairs of approximately \$14,500.00 and overhead garage doors costing about \$20,000.00 are needed to move forward with this rental. No formal action was taken.

Horsepower Athletics is currently located at 9384 Calumet Avenue, but is desirous of relocating to the former Wonder Bread store at 9442 Calumet Avenue. Negotiations are continuing.

ADJOURNMENT

There being no further business to come before the Commission, and upon a motion by Commissioner Nellans, seconded by Commissioner Koulourides, the meeting adjourned at 8:09 p.m.

John P. Reed, President

ATTEST:

David F. Shafer, Executive Secretary