DISTRIBUTED
RDC 7-13-15

TOWN OF MUNSTER
MINUTES OF A SPECIAL JOINT MEETING OF THE TOWN COUNCIL, REDEVELOPMENT COMMISSION, AND ECONOMIC DEVELOPMENT COMMISSION
JULY 8, 2015

A special joint meeting of the Munster Town Council, Munster Redevelopment Commission, and Munster Economic Development Commission convened at 9:30 a.m. on Wednesday, July 8, 2015, at the Munster Town Hall. Town Councilors and Redevelopment Commissioners John W. Edington, David B. Nellans, John P. Reed (arrived at 9:40 a.m.), and Joseph A. Simonetto were present. Councilor and Commissioner Andy Koultourides and School Town of Munster representative to the Redevelopment Commission Judy Florczak were absent. Mr. Edington presided over the Town Council and Redevelopment Commission. Economic Development Commissioners Marion G. "Red" Fulte and Richard A. Sopko were present, with Mr. Sopko presiding. EDC member David R. Schneider was absent. Also present were Clerk-Treasurer and MRC Treasurer and Executive Secretary David F. Shafer, Town Manager Dustin C. Anderson, Town Attorney Eugene M. Feingold, and SEH Engineering representative Craig Hendrix. The news media were not represented.

Mr. Edington announced that the special joint meeting had been called for the purpose of considering an amendment to the Development Agreement between the Town of Munster and Centennial Village Partners LLC.

JOINT RESOLUTION NO. 2015-1: AMENDMENT TO DEVELOPMENT AGREEMENT

Proposed JOINT RESOLUTION NO. 2015-1 is A RESOLUTION OF THE TOWN OF MUNSTER, MUNSTER REDEVELOPMENT COMMISSION, AND THE MUNSTER ECONOMIC DEVELOPMENT COMMISSION, AND CENTENNIAL VILLAGE, LLC AUTHORIZING APPROVAL OF FIRST AMENDMENT TO DEVELOPMENT AGREEMENT WITH CENTENNIAL VILLAGE, LLC.

Mr. Feingold summarized that since the original Development Agreement regarding the proposed Centennial Village project was approved and executed in 2013, it has become necessary to amend the Development Agreement to reflect how transfer of title to property will be effected. The original Development Agreement called for Munster Steel Company to convey its property in Munster to the Town of Munster. The proposed amendment to the Development Agreement allows for the property transfer to be made from Munster Steel Company, or its land trust, through and to Centennial Village, LLC, and its land trusts, to the Town of Munster. Joint Resolution No. 2015-1 was prepared for that purpose. Discussion ensued.

For the Town Council, Councilor Reed moved, with a second by Councilor Nellans, to adopt Joint Resolution No. 2015-1 as presented. Councilors Nellans, Reed, Simonetto, and Edington voted in favor; none voted against. The motion carried and the resolution was adopted by the Town Council.

For the Redevelopment Commission, Commissioner Reed moved, with a second by Councilor Nellans, to adopt Joint Resolution No. 2015-1 as presented. Commissioners Nellans, Reed, Simonetto, and Edington voted in favor; none voted against. The motion carried and the resolution was adopted by the Redevelopment Commission.

For the Economic Development Commission, Commissioner Sopko moved, with a second by Commissioner Fulte, to adopt Joint Resolution No. 2015-1 as presented. Commissioners Fulte and Sopko voted in favor; none voted against. The motion carried and the resolution was adopted by the Economic Development Commission.

AGREEMENT TO TRANSFER THE TW-1 PARCEL

Mr. Feingold explained that the original Development Agreement did not specify that a parcel identified as TW-1 would be transferred to the Developer. This parcel is at the western edge of what is known as Clayhole Lake and is now owned by the Munster Park and Recreation Department. Assuming state and federal agency approvals, the parcel would be filled using excavation material from the planned 45th Street underpass. The reclaimed land would then be usable by the Developer. An Agreement has been drafted to memorialize these plans.

For the Town Council, Councilor Simonetto moved, with a second by Councilor Reed, to approve the Agreement to transfer parcel TW-1 to Centennial Village, LLC. Councilors Nellans, Reed, Simonetto, and Edington voted in favor; none voted against. The motion carried and the Agreement was approved by the Town Council.

For the Redevelopment Commission, Commissioner Reed moved, with a second by Councilor Nellans, to approve the Agreement to transfer parcel TW-1 to Centennial Village, LLC. Commissioners Nellans, Reed, Simonetto, and Edington voted in favor; none voted against. The motion carried and the Agreement was approved by the Redevelopment Commission.

For the Economic Development Commission, Commissioner Sopko moved, with a second by Commissioner Fulte, to approve the Agreement to transfer parcel TW-1 to Centennial Village, LLC. Commissioners Fulte and Sopko voted in favor; none voted against. The motion carried and the Agreement was approved by the Economic Development Commission.

ADJOURNMENT

There being no further business to come before the bodies, and upon a motion by Mr. Simonetto, seconded by Mr. Reed, the joint meeting was adjourned at 10:00 a.m.

_____
John W. Edington, Town Council Vice President,
and Vice President of the Redevelopment Commission

ATTEST:

_____
David F. Shafer, IAMC, MMC, CMO, Clerk-Treasurer,
and Executive Secretary of the Redevelopment Commission

DRAFT