

DRAFT

**TOWN OF MUNSTER
MINUTES OF A REGULAR MEETING OF THE REDEVELOPMENT COMMISSION
AUGUST 1, 2016**

A regular meeting of the Munster Redevelopment Commission convened at 7:32 p.m. on Monday, August 1, 2016, at the Munster Town Hall. Present were Commissioners Andy Koultourides, Lee Ann Mellon, David B. Nellans, John P. Reed, and Joseph A. Simonetto, and School Town of Munster Representative Ron Ostojic. Mr. Reed presided. Also present were Treasurer and Executive Secretary David F. Shafer, Accounting Supervisor Patricia L. Abbott, Management Analyst Kate Lewis-Lakin, and Attorney David W. Westland. The news media were not represented.

A brief recess was held prior to the Open to the Public portion of the meeting.

OPEN TO THE PUBLIC

Mr. Bruce Boyer, Boyer Construction Group, provided the Commission with a proposed building and site plan for the property at 8131 Calumet Avenue. Mr. Boyer explained his efforts to acquire the properties on either side of this parcel which are currently unavailable. He believes that in time he will be able to acquire them. The proposed plan allows for future development once these properties are acquired. The site plan is for a 1,500-square-foot building for single use office or retail space. The design and landscaping will mirror that on the east side of Calumet Avenue.

In 2014, the Redevelopment Commission adopted Resolution 043 providing an inducement for this project to proceed. Since then, the situations for both Mr. Boyer and the Redevelopment Commission have changed. Mr. Boyer is seeking approximately \$195,000.00 in assistance. Mr. Westland provided an explanation of the ways in which TIF dollars can be used that are in compliance with both the law and the State Board of Accounts. Mr. Westland stated the most practical way to accomplish this would be for the Town to provide public infrastructure assistance as TIF monies can be used for things that benefit the public such as grading, curbs, and drainage.

President Reed suggested that Mr. Westland meet with Mr. Boyer's attorney to determine how the Town can provide incentives to the project. The September 6, 2016 meeting was set as the target date to have information available to the Commission to discuss the matter.

No one else rose to claim the floor.

CONSENT AGENDA

APPROVAL OF MINUTES

Approval of the minutes of the special meeting held on July 18, 2016

ACCOUNTS PAYABLE VOUCHER REGISTERS

Confirmation of Voucher Register #R16-7I dated 07/19/16 totaling \$736,554.50
Confirmation of Voucher Register #R16-7J dated 07/21/16 totaling \$1,499.81
Confirmation of Voucher Register #R16-7K dated 07/22/16 totaling \$600,000.00
Confirmation of Voucher Register #R16-7L dated 07/22/16 totaling \$3,923.03
Approval of Voucher Register #R16-7M dated 07/26/16 totaling \$41,743.68
Approval of Voucher Register #R16-7N dated 07/27/16 totaling \$660,193.65
Confirmation of Voucher Register #R16-7O dated 07/28/16 totaling \$4,583.33
Confirmation of Voucher Register #R16-8A dated 08/01/16 totaling \$7,507.50
Confirmation of Voucher Register #R16-8B dated 08/01/16 totaling \$21,333.69

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

✓ **ADJOURNMENT**

There being no further business to come before the Commission, and upon a motion by Commissioner Nellans, seconded by Commissioner Koultourides, the meeting adjourned at 7:53 p.m.

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John P. Reed, President

ATTEST:

David F. Shafer, Executive Secretary