

**TOWN OF MUNSTER
MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT COMMISSION
APRIL 20, 2020**

A regular meeting of the Munster Redevelopment Commission convened at 8:21 p.m. on Monday, April 20, 2020. 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.

The announced meeting location was Munster Town Hall. Due to the restrictions on the number of people allowed to gather in one location and the requirement to maintain a distance of at least six feet from another person, Commissioners Chuck Gardiner, Andy Koultourides, Lee Ann Mellon, Kenneth J. Schoon, and Steven Tulowitzki, Town Attorney David W. Westland, and School Town of Munster Representative John Castro were each present in a virtual setting, aided by Zoom meeting technology. It is believed each person was in a different physical location. The public was given the information needed to access the meeting virtually and some took advantage of it. Executive Secretary Wendy Mis, Controller Patricia L. Abbott, and Executive Director Dustin Anderson were the only people physically present at Munster Town Hall. 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 only 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. Mr. Anderson stated that no submissions were received.

CONSENT AGENDA

APPROVAL OF MINUTES

Minutes of the special meeting on April 6, 2020

ACCOUNTS PAYABLE VOUCHER REGISTERS

Confirmation of Voucher Register #20-04C dated 04/10/2020 totaling \$4,441.94

Confirmation of Voucher Register #20-04D dated 04/20/2020 totaling \$3,443.10

Commissioner Gardiner, with a second by Commissioner Tulowitzki, moved to suspend the rules, waive the readings and approve the Consent Agenda as presented. Commissioners Gardiner, Koultourides, Schoon, Tulowitzki, and Mellon voted in favor; none voted against. The Consent Agenda was approved as presented.

**MAPLE LEAF CROSSING, LLC:
FIRST AMENDMENT TO DEVELOPMENT AGREEMENT**

The Town entered into a Development Agreement for the Maple Leaf Crossing Project on June 3, 2019. The agreement included several deadlines which the Developer and the Staff have been working towards. The process to get site plan approval has taken longer than any involved anticipated. With the onset of the Coronavirus pandemic, all efforts have been thwarted. The Developer and Staff are seeking an extension of each deadline in the original agreement by 180 days. All parties want to reassess the deadlines and create a reasonable schedule once normal business returns. The Town Council approved the agreement at their meeting earlier this evening.

Commissioner Gardiner moved, with a second by Commissioner Schoon, to approve the First Amendment to the Development Agreement. Commissioners Gardiner, Koulourides, Schoon, Tulowitzki, and Mellon 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 Tulowitzki, the meeting adjourned at 8:26 p.m. with a voice vote.

Lee Ann Mellon, President

ATTEST:

Wendy Mis, Executive Secretary