

**TOWN OF MUNSTER
MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT COMMISSION
JANUARY 18, 2021**

A regular meeting of the Munster Redevelopment Commission convened at 7:32 p.m. on Monday, January 18, 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. Executive Order 20-43 requires adherence to Centers for Disease Control guidelines regarding the number of people gathering in one location and maintaining distance of at least six feet from another person. As a result, Councilors, Staff, and the public had the option to participate via Zoom meeting technology. Commissioners Chuck Gardiner and Andy Koultourides were physically present in Town Hall. Commissioners Ken Schoon, Lee Ann Mellon, Steven Tulowitzki, and School Town of Munster Representative John Castro were present in the virtual setting. It is believed each was in a different physical location.

Also present in Town Hall were Executive Secretary Wendy Mis, Controller Patricia Abbott, Executive Director Dustin Anderson, and Town Attorney David W. Westland. The public was given the information needed to access the meeting virtually and some 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 special meeting on January 7, 2021

ACCOUNTS PAYABLE VOUCHER REGISTERS

Confirmation of Voucher Register #R21-1C dated 01/07/21 totaling \$49,792.18
Confirmation of Voucher Register #R21-1D dated 01/14/21 totaling \$1,759,657.51
Confirmation of Voucher Register #R21-1E dated 01/08/21 totaling \$694.01
Approval of Voucher Register #R21-1F dated 01/18/21 totaling \$3,750.00
Confirmation of Voucher Register #R21-1G dated 01/18/21 totaling \$1,000.00
Confirmation of Voucher Register #R21-1H dated 01/14/21 totaling \$50.56
Confirmation of Voucher Register #R21-1I dated 01/15/21 totaling \$3,764.94

Commissioner Gardiner moved, with a second by Commissioner Tulowitzki, 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:
THIRD AMENDMENT TO DEVELOPMENT AGREEMENT**

In order to secure the final plat, the public improvements must either be completed, or a bond must be posted. The improvements needed include a road and intersection signal. The developer cannot determine the cost and it is not practical to install the road when construction traffic will begin soon.

The law allows other methods of providing financial commitment. The proposed amendment will allow the final plat to be granted with the cost of the public improvements being covered by a pledge of the anticipated TIF revenues that would otherwise go to the developer. It is estimated that the cost will be \$500,000. Mr. Westland stated the amendment presents little risk to the Town. The Town Council approved the amendment at their meeting of January 7, 2021 and the Economic Development Commission approved it January 15, 2021.

Councilor Gardiner moved, with a second by Councilor Mellon, to accept the third amendment to the development agreement with Maple Leaf Crossing. Councilors 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 Mellon, the meeting adjourned at 7:33 p.m. by voice vote.

Andy Koultourides, President

ATTEST:

Wendy Mis, Executive Secretary