

**TOWN OF MUNSTER
MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT COMMISSION
MARCH 1, 2021**

A regular meeting of the Munster Redevelopment Commission convened at 7:30 p.m. on Monday, March 1, 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, Andy Koultourides, Ken Schoon, Steven Tulowitzki and School Town of Munster Representative John Castro were physically present in Town Hall. Commissioner Mellon was absent. President Koultourides presided.

Also present in Town Hall were Executive Secretary Wendy Mis, Controller Patricia Abbott, Executive Director Dustin Anderson, Town Attorney David W. Westland, and Munster Representative to the Hammond Sanitary District Mike Hawkins. 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 regular meeting on February 15, 2021

ACCOUNTS PAYABLE VOUCHER REGISTERS

Confirmation of Voucher Register #R 21-2F dated 02/16/21 totaling \$102.21
Confirmation of Voucher Register #R21-2G dated 02/18/21 totaling \$28,651.53
Confirmation of Voucher Register #R21-2H dated 02/25/21 totaling \$5,158.33
Confirmation of Voucher Register #R 21-2I dated 02/26/21 totaling \$4,557.11
Confirmation of Voucher Register #R 21-3A dated 03/01/21 totaling \$569.34

Commissioner Gardiner moved, with a second by Commissioner Tulowitzki, to approve the Consent Agenda as given. Commissioners Schoon, Gardiner, Tulowitzki, and Koultourides voted in favor; none voted against. Motion carried.

NEW BUSINESS

RESOLUTION #054: TIF REVENUE PLEDGE

Proposed RESOLUTION 054 is A RESOLUTION OF THE MUNSTER REDEVELOPMENT COMMISSION PLEDGING CERTAIN TAX INCREMENT REVENUES TO THE PAYMENT OF CERTAIN ECONOMIC DEVELOPMENT REVENUE REFUNDING BONDS (LAKE BUSINESS CENTER REDEVELOPMENT PROJECT). At the February 15, 2021 meeting, the Commission approved letters of engagement to proceed with a refinancing of the 2011 Economic Development Bonds (Lake Business Center).

The original bond issue was for \$19,655,000 and the outstanding principal is \$13,030,000. The refinancing could generate savings of between \$240,000 and \$290,000 per year. The Town Council adopted Ordinance 1818 at their meeting earlier this evening authorizing the refinancing. Adoption of Resolution 054 will continue to pledge the TIF revenues for the debt service of the refinanced bonds.

Commissioner Gardiner moved, with a second by Councilor Tulowitzki to approve Resolution 054 pledging certain tax increment revenues to the payment of certain economic development revenue bonds. Commissioners Schoon, Gardiner, Tulowitzki, and Koultourides 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 Tulowitzki seconded by Commissioner Gardiner, the meeting adjourned at 7:32 p.m. by voice vote.

Andy Koultourides, President

ATTEST:

Wendy Mis, Executive Secretary