

**TOWN OF MUNSTER
MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT COMMISSION
MAY 17, 2021**

A regular meeting of the Munster Redevelopment Commission convened at 8:00 p.m. on Monday, May 17, 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. Councilors, Staff, and the public had the option to participate via Zoom meeting technology.

Commissioners Andy Koultourides, Lee Ann Mellon, Ken Schoon, and Steven Tulowitzki were physically present in Town Hall; School Town of Munster Representative John Castro was present in the virtual setting. President Koultourides presided.

Also present in Town Hall were Executive Secretary Wendy Mis, Controller Patricia Abbott, Executive Director Dustin Anderson, Attorney David W. Westland, Fire Chief Mark Hajduk, Planning Director Thomas Vander Woude, 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 May 3, 2021

ACCOUNTS PAYABLE VOUCHER REGISTERS

Confirmation of Voucher Register #R 21-5B dated 05/03/21 totaling \$2,146,989.66
Confirmation of Voucher Register #R 21-5C dated 05/05/21 totaling \$45,319.35
Confirmation of Voucher Register #R 21-5D dated 05/07/21 totaling \$4,559.75
Confirmation of Voucher Register #R 21-5E dated 05/05/21 totaling \$518.05
Confirmation of Voucher Register #R 21-5F dated 05/17/21 totaling \$1,064.00
Confirmation of Voucher Register #R 21-5G dated 05/13/21 totaling \$3,300.00
Approval of Voucher Register #R 21-5H dated 05/17/21 totaling \$64,712.50

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

Commissioner Gardiner joined the meeting at 8:01 p.m.

NEW BUSINESS

MAIN STREET STATION ARCHITECTURAL SERVICES CONTRACT

The Northern Indiana Commuter Transportation District (NICTD) contracted with F.H. Paschen Ragnar Benson Joint Venture (FHP/RB) to design and build the West Lake Corridor Project with two stations planned in Munster. The Town and NICTD have agreed to design enhancements for the Main Street Station in coordination with FHP/RB as it completes the 60% plans for the station areas. The 30% design plans for the rail line and station areas were completed March, 2018.

The Town of Munster published a Request for Qualifications for Architectural Services on March 5, 2021 and three responses were received. The Selection Committee consisted of Town Council and Redevelopment Commission member Lee Ann Mellon, Town Manager Dustin Anderson, Planning Director Thomas Vander Woude, and Town Engineer Jill DiTommaso. The Committee ranked CDM Smith highest and recommends awarding the contract to them in an amount not to exceed \$50,000.00.

Commissioner Mellon moved, with a second by Commissioner Tulowitzki, to authorize the Town Manager to enter into the agreements with professional services contract with CDM Smith, Inc. to provide architectural services for the Main Street commuter rail station at a cost not to exceed \$50,000.00. Commissioners Schoon, Mellon, Gardiner, Tulowitzki, and Koultourides voted in favor; none voted against. Motion carried.

ADJOURNMENT

Commissioner Schoon was joined by his fellow commissioners in congratulating Clerk-Treasurer Wendy Mis earning her Master of Public Affairs degree from Indian University Northwest.

There being no further business to come before the Commission, and upon a motion by Commissioner Gardiner seconded by Commissioner Mellon, the meeting adjourned at 8:03 p.m. by voice vote.

Andy Koultourides, President

ATTEST:

Wendy Mis, Executive Secretary