



TO: Dustin Anderson, Town Manager

FROM: Tom Vander Woude, Planning Director

DATE: March 2, 2022

RE: Approval of an agreement between Ridge Road Property LLC and the Town of Munster to share the cost to construct improvements within the public right-of-way at the intersection of Ridge Road and State Line Avenue

The purpose of this memo is to request approval of an agreement between Ridge Road Property LLC and the Town of Munster to share the cost to construct improvements within the public right-of-way at the intersection of Ridge Road and State Line Avenue.

Background

Town staff has been in discussion with the owner of the property at 5 Ridge Road, Saber Sabbah of Ridge Road Property LLC, to clean up the parkway/shoulder area on State Line Road next to the building (shown in the image below). The area is entirely within the Town's right-of-way but is used by the tenants of 5 Ridge Road for parking. Both parties agree that the poor condition of the street is an eyesore and a poor first impression of the Town of Munster.



Because both parties stand to benefit if the area is improved, staff and Mr. Sabbah have been collaborating on a solution. Mr. Sabbah enlisted an engineer to prepare the attached plans for an enhanced on-street parking area with landscaped parkway. Town staff has reviewed the plans and prepared a cost estimate of \$12,891.50 to construct the improvements (note: the actual cost may be higher due to inflation). Mr. Sabbah has agreed to pay 40% of the construction cost.

The attached cost share agreement has been reviewed by Attorney Dave Westland and signed by Mr. Sabbah. Upon approval and execution by the Town Council, staff will seek bids for the project and return with a construction contract.

Attachments

1005 Ridge Road • Munster, IN 46321 • (219) 836-8810 • Police/Fire Emergencies 911

Police Non-Emergency (219) 836-6600 • Fire Non-Emergency (219) 836-6960

www.munster.org

1. Cost Share Agreement with Exhibit A

Recommendation

Approve and execute the attached agreement with Ridge Road Property LLC to share the cost to construct improvements within the public right-of-way at the intersection of Ridge Road and State Line Avenue.