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MEMO

TO: President and Members of the Redevelopment Commission
President and Members of the Park Board

FROM: Town Manager 

MEETING

DATE: December 30, 2013

RE: Phase III Bids for Community Park

Phase III bids for Community Park were awarded on June 10, 2013. There were six (6) separate bid packages. The recap is attached. The original total for all six bids was \$2,740,250. Our original intent was to pay all of these from TIF. A seventh package for the maintenance building was awarded by the Park Board at a later date. It is being paid from previous Park Bond Issues.

Since this award we have sold the 2013 Park bond issue and are trying to reallocate TIF expenses to make funds available for business incentives and other activities. Another Park Bond issue will be sold after the first of the year to fund the 2014 improvements.

In a continuing effort to accomplish this I am recommending that we transfer some of these contracts to Parks to pay from the 2013 Bond Issue. There is \$1.0 million obligated for Community Park.

I am recommending the Redevelopment Commission transfer the responsibility for contract #6 to Gariup Construction for concrete and hardscape in the amount of \$387,500.

This will reduce the TIF burden to \$2,352,750 for Phase III construction. The Park Board will confirm this at their next board meeting. I have asked them by email to indicate their approval. This is similar to how we pay interim bills. The contractor is about 80% complete with their work. They have done an excellent job. I would like to get these bills paid.

Recommendation:

That the Redevelopment Commission approve the transfer of contract #6 for Community Park Phase III concrete work – Gariup Construction to the Park Board.

**TOWN OF MUNSTER
MINUTES OF A MEETING OF THE REDEVELOPMENT COMMISSION
JUNE 10, 2013**

A regular meeting of the Munster Redevelopment Commission convened at 7:48 p.m. on Monday, June 10, 2013, at Munster Town Hall. Commissioners John W. Edington, Andy Koultourides, David B. Nellans, John P. Reed, and Joseph A. Simonetto were present. School Town of Munster Representative Judy Florczak was absent. Mr. Simonetto presided. Also present were Executive Director Thomas F. DeGiulio, Attorney Eugene M. Feingold, Munster Assistant Town Manager Clay T. Johnson, Munster Director of Operations/Fire Chief James J. Knesek, and Munster Town Engineer James M. Mandon. The news media were represented by Lu Ann Franklin of *The Times*.

CONSENT AGENDA

APPROVAL OF MINUTES

Approval of the minutes of the special meeting held on May 28, 2013

ACCOUNTS PAYABLE VOUCHER REGISTERS

Confirmation of Voucher Register #13-5I dated 05/30/13 totaling \$4,375.00
Confirmation of Voucher Register #13-6A dated 06/10/13 totaling \$15.47
Confirmation of Voucher Register #13-6B dated 06/06/13 totaling \$27,185.03
Approval of Voucher Register #13-6C dated 06/10/13 totaling \$3,012.97
Confirmation of Voucher Register #13-6D dated 06/06/13 totaling \$152.13

LEASE APPROVAL – MICHAEL KOZLOWSKI

Staff presented a twenty-six month lease with Michael Kozlowski for 9472 Calumet Avenue. The lease term will be June 1, 2013, through July 31, 2015. Rent payments of \$640.50/month will commence June 1, 2013 with the first and thirteenth months free. The total value of the lease is \$15,372.00. The property will be used for motorcycle repair, building and storage. There shall be no overnight storage of motorcycles outside of the building.

LEASE APPROVAL – WONDAAL'S HEATING AND AIR CONDITIONING, INC.

Staff presented a thirteen-month lease with Ms. Darlene Kuiken of Wondaal's Heating and Air Conditioning, Inc. for 9478 Calumet Avenue. The lease term will be June 1, 2013, through June 30, 2014. Rent payments of \$711.67/month will begin June 1, 2013, with the first month free. The total value of the lease is \$8,540.44. The property will be used for a heating and air conditioning business.

Discussion ensued regarding putting personal guarantees in the leases. Staff will modify future leases.

Commissioner Nellans moved, with a second by Commissioner Reed, to suspend the rules, waive the readings, and adopt the Consent Agenda as presented. Commissioners Edington, Koultourides, Nellans, Reed, and Simonetto voted in favor; none voted against. The motion carried and the Consent Agenda was adopted as presented.

NEW BUSINESS

BID AWARD: COMMUNITY PARK PHASE III

Bids were received for the Phase III work at Community Park. The base bid was for three Little League fields, exterior improvements to the concession stand, construction of a press box, storage, and restrooms. Quantities for the infrastructure work to be included in the alternate bid are being finalized. Staff plans to present additional contracts for award over the next two months. This evening, Staff requested a bid award for four Little League fields. The pricing is under the \$3.7 million estimated cost. One bid was disqualified for failure to provide a non-collusion affidavit. All work will be paid from the TIF Allocation Fund 471.

Commissioner Reed moved, with a second by Commissioner Koultourides, to award bid package #1 for demolition work to Gariup Construction Company of Gary, Indiana, in the amount of \$69,100.00. Motion carried *viva voce*.

Commissioner Reed moved, with a second by Commissioner Koultourides, to award bid package #2 for dugouts and buildings to The Pangere Corporation of Gary, Indiana, in the amount of \$955,394.00. Motion carried *viva voce*.

Commissioner Reed moved, with a second by Commissioner Koultourides, to award bid package #3 for electrical and lighting work to Midwestern Electric, Inc. of East Chicago, Indiana, in the amount of \$694,460.00. Motion carried *viva voce*.

Commissioner Reed moved, with a second by Commissioner Koultourides, to award bid package #4 for fencing to Fence Masters, Inc., Chicago Heights, Illinois, in the amount of \$317,000.00. Motion carried *viva voce*.

Commissioner Reed moved, with a second by Commissioner Koultourides, to award bid package #5 for ball fields and irrigation to Meier Landscaping, of Hammond, Indiana, in the amount of \$316,796.00. Motion carried *viva voce*.

Commissioner Reed moved, with a second by Commissioner Koultourides, to award bid package #6 for concrete work to Gariup Construction Company of Gary, Indiana, in the amount of \$387,500.00. Motion carried *viva voce*.

REPORTS

DISCUSSION OF REDEVELOPMENT PROCEEDS

This item was withdrawn.

ADJOURNMENT

There being no further business to come before the Commission, and upon a motion by Commissioner Nellans, seconded by Commissioner Reed, the meeting adjourned at 8:22 p.m.

Joseph A. Simonetto, President

ATTEST:

David F. Shafer, Executive Secretary