

**TOWN OF MUNSTER
MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT COMMISSION
OCTOBER 5, 2020**

A regular meeting of the Munster Redevelopment Commission convened at 8:12 p.m. on Monday, October 5, 2020. 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 gathering in one location and maintaining distance of at least six feet from another person, some attended in person at Town Hall while others participated via Zoom meeting technology. Commissioners Chuck Gardiner, Andy Koultourides, Lee Ann Mellon, Ken Schoon, and Steven Tulowitzki were physically present at Town Hall. School Town of Munster Representative John Castro was present in the virtual setting.

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 were physically present at Munster Town Hall. President Mellon presided. 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 September 21, 2020

ACCOUNTS PAYABLE VOUCHER REGISTERS

Confirmation of Voucher Register #R 20-9F dated 09/24/2020 totaling \$5,921.06
Confirmation of Voucher Register #R 20-9G dated 09/25/2020 totaling \$4,445.38
Approval of Voucher Register #R 20-10A dated 10/05/2020 totaling \$2,250.00
Approval of Voucher Register #R 20-10B dated 10/05/2020 totaling \$4,700.00

Commissioner Koultourides, with a second by Commissioner Gardiner, moved to suspend the rules, waive the readings, and approve the Consent Agenda as presented. Commissioners Schoon, Gardiner, Tulowitzki, Koultourides, and Mellon voted in favor; none voted against. The Consent Agenda was approved as presented.

NEW BUSINESS

**MAPLE LEAF CROSSING LLC:
SECOND AMENDMENT TO DEVELOPMENT AGREEMENT**

The first amendment to the development agreement was for an extension of time and was approved. The Town Council approved the first amendment at their meeting of April 20, 2020 meeting granting an additional 180 days. The extension was necessitated by the lockdown due to the pandemic. While both parties have been working towards the deadlines outlined in the agreement and its amendment, the pandemic response has complicated the process. There is an issue with the title work and a

longer process than anticipated must be followed. The second amendment will grant an extension of time resulting in construction beginning by April 1, 2021. The Town Council approved this amendment at their meeting earlier this evening.

Commissioner Gardiner moved, with a second by Commissioner Koultourides, to accept the second amendment to the Development Agreement between the Town of Munster Redevelopment Commission and Maple Leaf LLC as presented. Commissioners Schoon, Gardiner, Tulowitzki, Koultourides, and Mellon 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 Koultourides seconded by Commissioner Schoon, the meeting adjourned at 8:14 p.m. by voice vote.

Lee Ann Mellon, President

ATTEST:

Wendy Mis, Executive Secretary