

The Regular Redevelopment Commission Meeting of the Town of Schererville, IN was called to order by President Kevin Connelly at 7:18 p.m., in the Schererville Town Hall, 10 E. Joliet Street Schererville, IN.

Attendance was taken with the following Board Members present: Caleb S. Johnson, Robin Arvanitis, Rob Guetzloff, Thomas Schmitt and Kevin Connelly. Staff members present: Attorney David Austgen, Fire Chief Robert Patterson, Deputy Fire Chief David Meyer, Police Chief Pete Sormaz, Deputy Police Chief Jeff Cook, Director of Public Works Jeff Huet, Town Manager Robert Volkmann, Clerk-Treasurer Michael Troxell and Recording Secretary Robin Thiel.

THEREUPON, Approval of the minutes. Mr. Johnson made a motion to approve the minutes of the September 9, 2020 Public Meeting, seconded by Mr. Schmitt. All in favor (5-0).

THEREUPON, Claims

- A. APV #92335 - APV #92899 on the Redevelopment Commission Docket, Totaling \$304,365.94
- B. Various Funds, Austgen Kuiper Jasaitis, September Legal \$8,791.54

Mr. Schmitt made a motion to accept the claims as presented, seconded by Mr. Johnson. All in favor (5-0).

THEREUPON, Correspondence NONE

THEREUPON, Reports NONE

THEREUPON, Old Business NONE

THEREUPON, New Business

ITEM A. Consider Acceptance of Application for Façade Improvement Program (\$26,489.94)

Applicant: Kelly Law Offices LLC  
Location: 1619 Junction Avenue  
Favorable Recommendation by Town Façade Advisory Committee 3-0

Mr. Volkmann stated that this is the building right across the street from the Town Hall and it has been under renovation for several months. He stated that this was a complicated project, they've completely renovated the inside and outside of the building. Mr. Volkmann stated that this is the first project we did with the Façade Incentive Grant, which has a maximum ceiling of \$50,000.000. He stated that the things that qualified on the Façade, twenty-five percent of that improvement equals the \$26,489.94.

Mike Massucci stated that the one issue they would like to raise as far as a request for reconsideration, is the Façade Program provides for some assistance with parts of the building that face the Public Street, as well as consideration the sides that cover public entrance to the building. With that in mind, the part of the Façade that was approved would be the west and south facing portion of the building, however they do have an entrance on the east side as well. He stated that they would like some consideration for the new siding and work that was done on that portion of the building. Mr. Massucci stated that while there was no portion of any funds for the north side of the building, and he asked if the Redevelopment Commission would reconsider that. He stated that their parking is on the north side, so everyone from the public who comes to our building, sees the north side of the building. He stated that only half of the roof was considered. He stated they would like the Council to consider the fact that the roof basically, in cutting it in half, that is the integrity of a building, everything starts with a roof. Mr. Massucci stated that the whole point of the Façade

Program is to encourage business and encourage redevelopment in the downtown area. He stated that the roof should be considered as a whole, whether if you can see the roof from Joliet Street, no, you can't see the north side of the roof, but the roof, again, protects the integrity of the building. He stated that their customers are entering from that side, that is where the parking is. He stated they would just ask that the Council reconsider the siding estimate and the roofing estimate for that north portion of the building, and certainly for the east portion of the building, where there is an actual entrance on that side.

Mr. Massucci thanked the Council for all of the work they have done, the patience with their dust over the last six months.

Mr. Schmitt asked Mr. Volkmann if this is a situation where they would have to reappear in front of the Façade Committee. Mr. Volkmann stated that they have all of the information that Mike Massucci described. Mr. Volkmann stated that they did not have a competitive price on the windows, they only had one price, so we didn't consider those because they didn't meet the requirements of the Ordinance, that they have two bids.

Mr. Connelly stated that at this point we are ready to vote on what was approved by the Façade Committee. Mr. Volkmann stated that if the Commission directs, they can re-evaluate the rest of the package. Mr. Connelly stated that what they are doing is definitely going to enhance our downtown, we are happy that you are here and happy to see all of the work you are doing. He stated that we do want to partner with businesses that come to our downtown, so he thinks there will be further consideration.

Mr. Guetzloff made a motion to accept the application for Kelly Law LLC for the Façade Improvement and to have the Façade Committee re-evaluate the request, seconded by Mr. Schmitt.

Mr. Schmitt asked Mr. Volkmann if this is go back in front of the Façade Committee. Mr. Volkmann advised if that is what the Commission directs. He stated that way the Ordinance says, it talks about the Façade's facing the two streets. He stated that if the Redevelopment Commission directs them to re-evaluate those and report back to the Commission, he has no problem doing that.

Mr. Schmitt asked Attorney Austgen if the Council would be able to make an exception to the Façade Ordinance. Attorney Austgen advised no, you have to follow the Ordinance according to its terms, including how you evaluate and assess these requests. He stated that going back to the Committee is appropriate.

All in favor (5-0).

THEREUPON, Business from the floor NONE

Meeting adjourned.

---

KEVIN CONNELLY  
REDEVELOPMENT COMMISSION PRESIDENT

---

MICHAEL A TROXELL  
TOWN CLERK-TREASURER

A TRUE COPY