

The Regular Redevelopment Commission Meeting of the Town of Schererville, IN was called to order by President Kevin Connelly at 7:08 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, Park Superintendent John Novacich, Town Engineer Neil Simstad, Director of Public Works Jeff Huet, Director of Operations James Gorman, 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 May 12, 2021 Public Meeting, seconded by Mr. Schmitt. All in favor (5-0).

THEREUPON, Claims

- A. APV #96746 - APV #97006 on the Redevelopment Commission Docket, Totaling \$15,689.11
- B. Various Funds, Austgen Kuiper Jasaitis, May Legal, \$14,655.51
- C. TIF Fund, AECOM, Oak Street Scoping, \$394.12
- D. TIF Fund, DLZ LLC, Various Invoices, \$55,277.00
- E. TIF Fund, Regions Bank, Interest Due - Taxable Economic Development Refunding Revenue Bonds, Series 2020, \$98,837.80
- F. TIF Fund, Regions Bank, Interest Due - Economic Development Revenue Bonds, Series 2013A (Shops On Main), \$74,393.75
- G. TIF Fund, Chase Bank, Interest Due - Tax Increment Refunding Revenue Bonds, Series 2014, \$25,378.75

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

ITEM A. STAFF

Annual Presentation on Kennedy Avenue Economic Development Allocation Area; Plum Creek Economic Development Allocation Area; and Shops on Main Economic Development Allocation Area

Mr. Troxell stated he has provided all of the Board Members with the 2020 Annual Report, which reflects the revenues we receive and the expenses paid for 2020. Mr. Troxell stated the TIF 2020 balances are as follows:

Kennedy Avenue \$14,640,350.84
Plum Creek \$748,523.96
Shops On Main - \$1,130,628.95

Mr. Troxell stated that the Annual Report has been updated on the Gateway Software with the State of Indiana.

THEREUPON, Old Business NONE

THEREUPON, New Business

- ITEM A. Res. #2021-2, A Resolution of the Schererville Redevelopment Commission Concerning the 2022 Budget Year Determination for the Need to Capture Incremental Assessed Valuation within the Shops on Main Allocation Area, and all Matters Related Thereto

Mr. Troxell that this is something that also needs to be done annually by Code and it is to determine the need for 2022. He stated in order to collect the increments in each of these TIF areas, the Shops On Main area, we will be receiving a little over \$830,000.00 this year, but we have the Bond and Interest payments

to pay on that. Mr. Troxell stated that we do meet the requirement that it is not over 200%, we are at 75.86%.

Mr. Johnson a motion to adopt Resolution #2021-2, seconded by Mr. Guetzloff. All in favor (5-0).

ITEM B. Res. #2021-3, A Resolution of the Schererville Redevelopment Commission Concerning the 2022 Budget Year Determination for the Need to Capture Incremental Assessed Valuation within the Plum Creek Allocation Area, and all Matters Related Thereto

Mr. Troxell stated that this is similar to the last resolution, this is for the Plum Creek Allocation area, we estimate to receive approximately \$200,000.00. Those funds will go towards any development and need for the Oak Street development area.

Mr. Schmitt made a motion to adopt Resolution #2021-3, seconded by Mr. Johnson. All in favor (5-0).

Res. #2021-4, A Resolution of the Schererville Redevelopment Commission Concerning the 2022 Budget Year Determination for the Need to Capture Incremental Assessed Valuation within the Kennedy Avenue Allocation Area, and all Matters Related Thereto

Mr. Troxell stated that this is for the Kennedy Avenue Allocation Area, and we are estimating close to 3.8 million dollars in increments to be collected. He stated that we have bond and interest payments to make on this of \$822,760.00. Mr. Troxell stated that we are also looking at spending approximately 1.4 million dollars in the acquisition for Kennedy Avenue and any other services that are needed.

Mr. Johnson made a motion to adopt Resolution #2021-4, seconded by Mr. Guetzloff. All in favor (5-0).

THEREUPON, Business from the floor NONE

Meeting adjourned.

KEVIN CONNELLY
REDEVELOPMENT COMMISSION PRESIDENT

MICHAEL A TROXELL, CMO
TOWN CLERK-TREASURER

A TRUE COPY