

A Special Town Council Meeting of the Town of Schererville, IN was called to order by President Robin Arvanitis at 6:00 p.m. in the Schererville Town Hall, 10 E. Joliet Street Schererville, IN.

Attendance was taken with the following Council Members present: Kevin Connelly, Thomas Schmitt, Rob Guetzloff and Robin Arvanitis. Councilman Caleb Johnson. Staff members present: Attorney David Austgen, IT Robbie Hansen, Director of Public Works Chad Nondorf, Director of Operations Andy Hansen, Town Manager Jim Gorman and Recording Secretary Robin Thiel.

THEREUPON, Reports NONE

THEREUPON, Public Comments Regarding Agenda Items NONE

THEREUPON, Old Business NONE

THEREUPON, New Business

ITEM A. Consider Approval of a Secondary Budget Increase In the Amount of \$30,000.00 to Reardon Consulting Services for the Phase II Agreement of Illiana Redevelopment Project.

Mr. Gorman stated that the reason for this contract is because we changed the scope of work to include some commercial property at the Illiana Speedway.

Mr. Gorman stated that regarding the \$30,000.00 Phase II amendment, the breakdown is as follows:

Reardon Consulting will pay \$12,500.00 to American Structure Point (ASP). This fee covers the additional design and master planning services required to develop three new conceptual scenarios, including evaluation of expanded commercial opportunities and potential modifications to the project area. Specifically, ASP will:

- Prepare three new conceptual development scenarios
- Develop supporting graphics, diagrams, and planning materials
- Integrate the preferred scenario into the overall Illiana Redevelopment Master Plan
- Prepare updated illustrative land use plans and renderings and incorporate the revisions into the final report
- This will complete the Phase II Contract with Reardon Consulting Services

\$17,500.00 - Reardon Consulting Services (RCS)

Mr. Gorman stated that the RCS portion represents the program management, coordination, and administration of the expanded scope requested by the Town, which includes:

- Management of the project management office (PMO) and coordination between the Town, ASP, and the broader project team
- Oversight and integration of the additional planning scenarios into the overall redevelopment strategy
- Continued stakeholder coordination, Town Council engagement and bi-weekly progress report
- Preparation and coordination of the final Illiana Redevelopment Master Plan deliverables, including economic considerations and implementation planning

- Administration of the overall design phase schedule and milestone tracking leading up to the delivery of the draft master plan
- This will complete the Phase II Contract with Reardon Consulting Services

Mr. Schmitt asked Mr. Gorman if he will be working with Mr. Reardon with some new dates or are we sticking with the date that we have here. Mr. Gorman stated that that date will be changed because that date was if it was approved at the March 11, 2026 meeting. Mr. Gorman stated he is assuming a March 27th date, which will be two to three weeks out from here, and then the same with the other dates.

Mr. Schmitt made a motion to approve a Secondary Budget Increase to Reardon Consulting Services for the Phase II Agreement, seconded by Mr. Guetzloff.

Mr. Connelly stated that his opinion hasn't changed on the management of this project. He stated that he understands the scope has changed. Mr. Connelly stated that of the \$30,000.00 to Reardon Consulting, \$12,500.00 is going to Structure Point, which he is fine with. Mr. Connelly stated that he feels strongly that no additional taxpayer dollars should be spent on Reardon Consulting, that Town staff, our Town Manager and Director of Operations can manage the balance of Phase II and beyond. He stated that he just can't support any additional budget increases for the Consultant Group, so he does not support this for the project moving forward and it can move forward without them.

Roll call vote: Mr. Connelly - No; Mr. Schmitt - Yes; Mr. Guetzloff - Yes; Mrs. Arvanitis - Yes. Motion carries (3-1).

THEREUPON, Business from the floor

Pat Reardon, 2712 Sunnybrook Court, Schererville, IN, RCS, thanked Council for taking the time this evening and he appreciates everyone's comments. He stated he had a preliminary conversation earlier today and we'll get the new dates to Town administration, and they will circulate that information to the Town Council.

Meeting adjourned.

ROBIN ARVANITIS
TOWN COUNCIL PRESIDENT

MICHAEL A TROXELL, IAMCA, MMC, ACPFIM, CPFA, CMO
TOWN CLERK-TREASURER

A TRUE COPY