

The Regular Redevelopment Commission Meeting of the Town of Schererville, IN was called to order by President Kevin Connelly at 7:15 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, Thomas Schmitt, Robin Arvanitis (online), Rob Guetzloff and Kevin Connelly. Staff members present: Attorney Austgen, Fire Chief Robert Patterson, Deputy Fire Chief David Meyer, Deputy Police Chief Steven McNamara, Park Superintendent John Novacich, IT Robbie Hansen, NIES Engineering Neil Simstad, Public Works Director Chad Nondorf, Director of Operations Andy Hansen, Town Manager Jim Gorman, Deputy Clerk-Treasurer Kristie Klein and Recording Secretary Robin Thiel. Also present in the audience, Lake Central School Board member, Nicole Kelly.

THEREUPON, Approval of the minutes. Mr. Schmitt made a motion to approve the minutes of the April 10, 2024 Public Meeting, seconded by Mr. Johnson. Roll call vote: Mr. Johnson - Yes; Mrs. Arvanitis - Yes; Mr. Schmitt - Yes; Mr. Guetzloff - Yes; Mr. Connelly - Yes. All in favor (5-0).

THEREUPON, Claims

- A. APV #113966 - APV #114345 on the Redevelopment Commission Docket, Totaling \$553,227.78
- B. Various Funds, First National Bank of Omaha, Credit Card Charges, \$13,088.99
- C. TIF Funds, DLZ LLC, Invoice #600937, \$28,671.95
- D. Various Funds, Austgen Kuiper Jasaitis, April Legal, \$17,660.68
- E. TIF Funds, Reardon Consulting, Illiana-P1-A, \$8,352.50
- F. TIF Funds, Dreiske Moving & Storage, 344 Kennedy Avenue Relocation Expense, \$300.00
- G. TIF Funds, JP Morgan Chase, Tax Increment Refunding Revenue Bonds, Series 2014, Interest Due, \$6,553.50
- H. TIF Funds, Regions Bank, Taxable Economic Development Refunding Revenue Bonds, Series 2020 - Interest Due, \$94,958.58
- I. Various Funds, Fletcher, Vehicle, \$38,587.00
- J. TIF Fund, Lindco Equipment Sales, Vehicles, \$277,465.00

Mr. Guetzloff made a motion to accept the claims as presented, seconded by Mr. Connelly. Roll call vote: Mr. Johnson - Yes; Mrs. Arvanitis - Yes; Mr. Schmitt - Yes; Mr. Guetzloff - Yes; Mr. Connelly - Yes. All in favor (5-0).

THEREUPON, Correspondence NONE

THEREUPON, Reports

Mr. Gorman stated that regarding 22 West Joliet Street, Schererville, we have a sale agreement draft and we are just waiting for the title work on that property. He stated that it was six parcels of property and now it's going to be a one lot subdivision. The title company is putting all of that together and we should have this on the June meeting agenda.

THEREUPON, Old Business NONE

THEREUPON, New Business

- ITEM A. Res. #2024-1, A Resolution of the Schererville Redevelopment Commission Concerning the 2025 Budget Year Determination for the need to Capture Incremental Assessed Valuation within the Kennedy Avenue Allocation Area, and all Matters Related Thereto

Mr. Connelly stated that there are four separate resolutions this evening and the Redevelopment Commission is required under Indiana Code to make certain determinations related to its need to capture TIF revenues for the following budget year. He stated that the Redevelopment Commission is also required to notify each affected taxing units of this meeting tonight. The TIF revenues

collected in 2024 are needed in 2025 to meet the Commission's outstanding debt service and other purposes attached to each resolution. Mr. Gorman stated that the TIF Districts worksheet shows the anticipated TIF revenues and expenditures. All TIF revenues collected are expected to be used for the purpose prescribed under Indiana Code. He stated that if acted upon this evening a written notice of determination of these resolutions will be made to the Lake County Auditor, the Schererville Town Council and to each of the taxing units that are located within the TIF Allocation area by June 15, 2024. He stated that the local Government of Financing will receive it in electronic format.

Mr. Schmitt made a motion to approve Resolution #2024-1, seconded by Mr. Guetzloff. Roll call vote: Mr. Johnson - Yes; Mrs. Arvanitis - Yes; Mr. Schmitt - Yes; Mr. Guetzloff - Yes; Mr. Connelly - Yes. All in favor (5-0).

ITEM B. Res. #2024-2, A Resolution of the Schererville Redevelopment Commission Concerning the 2025 Budget Year Determination for the need to Capture Incremental Assessed Valuation within the Plum Creek Precision Allocation Area, and all Matters Related Thereto

Mr. Schmitt made a motion to approve Resolution #2024-2, seconded by Mr. Guetzloff. Roll call vote: Mr. Johnson - Yes; Mrs. Arvanitis - Yes; Mr. Schmitt - Yes; Mr. Guetzloff - Yes; Mr. Connelly - Yes. All in favor (5-0).

ITEM C. Res. #2024-3, A Resolution of the Schererville Redevelopment Commission Concerning the 2025 Budget Year Determination for the need to Capture Incremental Assessed Valuation within the Shops On Main Allocation Area, and all Matters Related Thereto

Mr. Schmitt made a motion to approve Resolution #2024-3, seconded by Mr. Guetzloff. Roll call vote: Mr. Johnson - Yes; Mrs. Arvanitis - Yes; Mr. Schmitt - Yes; Mr. Guetzloff - Yes; Mr. Connelly - Yes. All in favor (5-0).

ITEM D. Res. #2024-4, A Resolution of the Schererville Redevelopment Commission Concerning the 2025 Budget Year Determination for the need to Capture Incremental Assessed Valuation within the Illiana Speedway Route 30 Corridor Allocation Area, and all Matters Related Thereto

Mr. Schmitt made a motion to approve Resolution #2024-4, seconded by Mr. Guetzloff. Roll call vote: Mr. Johnson - Yes; Mrs. Arvanitis - Yes; Mr. Schmitt - Yes; Mr. Guetzloff - Yes; Mr. Connelly - Yes. All in favor (5-0).

THEREUPON, Business from the floor NONE

Meeting adjourned.

KEVIN CONNELLY
REDEVELOPMENT COMMISSION PRESIDENT

MICHAEL A TROXELL, IAMC, CMC, CPFIM, CMO
TOWN CLERK-TREASURER

A TRUE COPY