

CASS COUNTY REDEVELOPMENT COMMISSION MEETING
August 19, 2020

President Dave Arnold called the Cass County Redevelopment Commission (RDC) to order at 10:00 A.M. in the Commissioner's Hearing Room.

Redevelopment Commission Members Present: Dave Arnold, Grover Bishop, Brian Reed, Jim Sailors, Ryan Zeck, RDC Attorney John Hillis, Special Counsel, Lisa Lee- Ice Miller, Jason Semler- Baker Tilly

Attendees: Dick Weigel – HWC, Mike Deitrich – Logansport, Lora Redweik- Twelve Mile, Linda Franklin- Logansport, Mark Miller – Logansport, Jim Brugh- Logansport, Darren Racca - Logansport

Minutes: A motion was made by Jim to approve the July 15, 2020 meeting minutes, seconded by Grover. Motion carried.

Claims: Jim made a motion to pay the invoice to HWC for \$13,963 for the fire protection project, seconded by Grover; Motion carried. Brian made a motion to pay the invoice to Phoenix Fabricators & Erectors, Inc. for \$419,632.10 for the elevated tank for the fire protection project, seconded by Jim; Motion carried. Jim made a motion to pay the invoice to Ole Sycamore Lawn Care, LLC for \$175 for mowing services in the Cass Co Agribusiness Park, seconded by Grover; Motion carried. Brian made a motion to pay the invoice to the Indiana Media Group – Notice of determination for \$34.31 seconded by Grover. Motion carried. Jim made a motion to pay ROW/Easements for the fire suppression project to TNL Development for \$5,750, ADM for \$8,400 and \$11,400, seconded by Grover. Motion carried.

Fire Suppression System Project: Division A Water Main Bid Approval: Dick Weigel of HWC Engineering discussed the Clymers and Agribusiness Park Fire Suppression System Project Division A Bid. Mr. Weigel reminded the Commission that bids were received on June 24, 2020 for the Division A - Water Main work. The Elevated Tank (Division B) and Wells (Division C) for the project have already been bid and awarded, so this is the final division of work. After review of the submitted bids and associated paperwork from the 3 bidding contractors, the low bidder for the Base Bid and all 3 bid alternates was HRP Construction out of South Bend with a total bid of \$2,795,767.00, which was less than estimated. HRP has demonstrated significant water main and pipeline installation experience. Jim made a motion to award HRP Construction as the successful bidder for the Division A Water Mains that was received at the June 24, 2020 RDC meeting in the amount of \$2,795,767.00, seconded by Grover; Motion carried.

Fire Suppression System Project: Division C Well Field Change Order #1: Dick Weigel of HWC Engineering discussed the proposed Change Order. It represents allowing a different flow meter manufacturer and panel manufacturer, changes the split face block to smooth block on the building, and changes the seed mixture and deletes the maintenance of mowing. It represents a deduction of \$23,927.00 to the original Division C contract with Ortman Drilling, Inc. Jim made a motion to approve the Division C Well Field Change Order #1, for a deduct of \$23,927.00 from Ortman Drilling, Inc., seconded by Grover; Motion carried.

President Arnold asked Lisa Lee of Ice Miller to explain the purpose of the public hearing and Ms. Lee stated that the purpose is to hear from the public regarding Resolution No. 2020-10 and the additional appropriation of the bond proceeds for the fire suppression system that benefits approximately 9 businesses and 28 residents in the Clymers area.

President Arnold opened the Public Hearing on Resolution 2020-10. No remonstrance's were filed at the public hearing nor were filed with the RDC prior to the public hearing.

After Ms. Redweik spoke during the public hearing, the RDC looked to those on the Lifesize videoconferencing system and asked for "raised hands" of those that wanted to speak during the public hearing. No speakers "raised their hand" to speak. Jim made a motion to close the public hearing, seconded by Brian. Motion carried. President Arnold then closed the public hearing. The public hearing lasted from approximately 10:15 a.m. – 10:30 a.m.

Ms. Lee then presented Resolution No 2020-10 to the RDC. Ms. Lee stated that Resolution 2020-10 approves the appropriation of the bond proceeds for the fire suppression system and is the authority for the RDC to expend those funds. Grover made a motion to approve Resolution No 2020-10, an additional appropriation resolution for the fire suppression system, seconded by Jim. Motion Carried.

Mr. Semler presented a financial report showing the tax increment estimated to be generated from the real and personal property investment made by Waelz Sustainable Products, LLC 's ("WSP") project and how 77% of the tax increment is anticipated to be pledged to the repayment of bonds to be purchased by WSP.

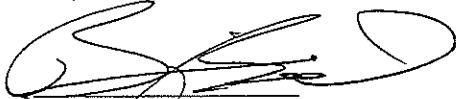
Ms. Lee then introduced Resolution No. 2020-11 regarding the pledge of 77% of the tax increment generated in the Project Outdoor Allocation Area to bonds to be considered by the County Council to pay a portion of the cost of the project of Waelz Sustainable Products, LLC ("WSP") with the Baker Tilly report attached as Exhibit A. She stated that the sole pledge to the repayment of the bonds is the real and personal property tax increment generated by the WSP project and from no other revenues of the County or the RDC. She also stated that the Baker Tilly report shows that the personal property tax increment is needed to help pay the debt service on the bonds for the WSP project.

Brian made a motion to approve Resolution No. 2020-11, a resolution of the Cass Co Redevelopment Commission pledging pledged TIF Revenues to Economic Development Bonds, allocating 23% of the TIF revenue to the County, seconded by Grover. Motion carried.

The next meeting for the Cass County Redevelopment Commission will be on Wednesday, September 16, 2020 at 10am

Adjournment: Jim made a motion to adjourn, seconded by Grover; Motion carried unanimously.

Respectfully Submitted by:



Brian Reed, Secretary