

**CASS COUNTY REDEVELOPMENT COMMISSION MEETING**  
**September 16, 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, Duane Sailors, Jim Sailors, Ryan Zeck, RDC Attorney John Hillis, Special Counsel, Lisa Lee- Ice Miller, Jason Semler- Baker Tilly

**Attendees:** There were approximately 27 in attendance, and 2 via Lifesize

Minutes: A motion was made by Grover to approve the August 19, 2020 meeting minutes, seconded by Jim. Motion carried.

Claims: Jim made a motion to pay the invoice to HWC for \$23,783.99 for the fire protection project, seconded by Grover; Motion carried. Duane made a motion to pay the invoice to Phoenix Fabricators & Erectors, Inc. for \$123,975 for the elevated tank for the fire protection project, seconded by Jim; Motion carried. Brian made a motion to pay the invoice to Ortman Drilling, Inc. for \$75,016.75 for the well field for the fire protection project, seconded by Duane; Motion carried. Duane made a motion to pay the invoice to Ole Sycamore Lawn Care, LLC for \$675 for mowing services in the Cass Co Agribusiness Park, seconded by Grover; Motion carried. Christy requested permission to get a quote from Ole Sycamore Lawn Care, LLC to mow the ROW that recently has been secured by the RDC. Brian made a motion to get an estimate from Ole Sycamore Lawn Care, LLC to mow the Cass Co Agribusiness Park roadsides, seconded by Grover. Motion carried.

Christy obtained three quotes for the Phase I and Asbestos Survey for the RDC owned property. Quotes were received from Patriot Engineering and Environmental, Inc. for \$4300, Terracon Consultants, Inc. for \$5900, and SME for \$8300. The Phase I and Asbestos Survey will comply with requirements for the State of Indiana OCRA Site Certification Program. Jim made a motion to approve the lowest bid, Patriot Engineering and Environmental, Inc. for \$4300, seconded by Duane. Motion carried.

President Arnold turned the meeting over to Special Counsel, Lisa Lee of Ice Miller. Ms. Lee explained that at the Cass County Council meeting on August 21, 2020, the Council asked WSP and the Cass County Citizens Coalition to work together and negotiate a solution and directed the issue back to the RDC. Ryan Zeck gave an overview of the discussions with WSP, stressing the environmental requests from the Coalition. Jason Semler of Baker Tilly Advisors, LLC, financial adviser for the RDC, explained the changes to the financial package discussed with WSP. Ms. Lee then read Resolution No. 2012-12, and pointed out the changes in environmental protections and TIF bonds.

Jim made a motion to approve Resolution No. 2020-12, a resolution of the Cass Co Redevelopment Commission adding environmental requirements and pledging pledged TIF Revenues to Economic Development Bonds, allocating 32% of the TIF revenue to the County, seconded by Brian. Motion carried unanimously.

The next meeting for the Cass County Redevelopment Commission will be on Wednesday, October 21, 2020 at 10am

Adjournment: Duane made a motion to adjourn, seconded by Brian; Motion carried unanimously.

Respectfully Submitted by:

  
Brian Reed, Secretary