

City of Crown Point  
Redevelopment Commission  
Meeting Minutes – Monday, May 1, 2023  
5:30 p.m.

Virtual Meeting Held Via Zoom – <https://us02web.zoom.us/j/83190121972>

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**Members Present:**

|              |                 |
|--------------|-----------------|
| Carol Drasga | Aaron McDermott |
| Brad Bosse   | Andrew Kyres    |
| Brian Smith  |                 |

**Members Absent:**

Tom Keilman

**Staff Present:**

Pete Land, Mayor  
Anthony Schlueter, Chief of Staff  
David H. Nichols, Attorney  
Adam Graper, PACE Director  
Josh Watson, Assistant Planner  
Alex Kutanovski, Attorney  
Mary Freda, Media

**PLEDGE OF ALLEGIANCE AND ROLL CALL**

The meeting was called to order at 5:30 pm by Aaron McDermott. The assemblage recited the Pledge of Allegiance. Roll call was taken.

**APPROVAL OF MINUTES**

Mr. Kyres made a motion to approve the minutes from the April 3<sup>rd</sup>, 2023, Redevelopment Meeting. The motion was seconded by Mr. Bosse and passed unanimously by voice vote.

**OLD BUSINESS**

107<sup>th</sup> Update- Jeff Ban was in attendance to give an update. Mr. Ban with DVG 1155 Troutwine Rd thanked the RDC for their partnership over the last few years. The Beacon Hill project was done under two bonds. Series A which was closed in 2019, and series B in 2021. When all the modeling was done in 2017-2018 the anticipated amount was \$25.5 million. They were unable to make the finances work. We had to match sources and use of funds over the time that we were going to generate new tax increment to help pay for the bonds. The expense side needed to be slowed down which led to a second bond. The initial cost estimate has been drastically affected by the current economy. Prices have skyrocketed, making the original 2018 budget of \$25.5 million fall short. The supply chain shortage and inflationary pressures on commodities have deteriorated some of the things that we wanted to be able to do. Mr. Ban estimates prices have increased 20% to 25%. Mr. Ban explained some of the individual supply difficulties. The Buckeye Pipeline relocation was originally budgeted for \$800,000.00 and ended up costing \$1,400,000.00. 109<sup>th</sup> Ave could not be widened without relocating the pipeline. 107<sup>th</sup> Ave ditch crossing has some bad soil that will need an approximately 300ft arch structure that sits on footings with timber pilings every twenty feet. The last draw that was submitted (Draw 31) Mr. Ban also included a summary. They have spent to date \$20,702,372.00. Capitalized interest (the interest carried that is paying for the amount of money that

is not being raised in tax increments by the new taxes that are generated) \$3,415,841.00. At this time, we don't have enough buildings generating enough taxes to pay off the bond yet. The remaining budget variance on the capitalized interest is \$1,934,000.00. That is what is needed for the next year and a half. It's approximately four years from the initial idea of a business to the time when they begin to pay taxes. The main priority was to complete Summit St through to Delaware, and continue on Delaware to get to 109<sup>th</sup> Ave. Without those improvements we would not have been able to close 109<sup>th</sup> Ave, as easily as we did, to complete necessary improvements on 109<sup>th</sup> Ave. Ms. Drasga stated that she read somewhere that 107<sup>th</sup> Ave is not going through until there are more businesses and she thought that was supposed to be a priority. When will 107<sup>th</sup> Ave get done. Mr. Ban restated his understanding of the original priority, which is Summit St through to Delaware, and continue on Delaware to get to 109<sup>th</sup> Ave. Without those improvements we would not have been able to close 109<sup>th</sup> Ave to complete necessary improvements on 109<sup>th</sup> Ave. 107<sup>th</sup> Ave is on the list to be done and had there not been a 25% increase in all the supplies and labor (which equates to \$5,000,000.00) there probably would have been enough money to complete 107<sup>th</sup>. 107<sup>th</sup> also did not create access to additional pads to allow a new business. Mr. Ban estimated 107<sup>th</sup> to be completed within a 3–5-year period. Ms. Drasga asked about draw and that she cannot find an invoice for NIPSCO for \$860,000. Mr. Ban stated that he did not do anything with NIPSCO so there should not be anything in there. Ms. Drasga asked for continued updates with each draw. Mayor Land thanked Mr. Ban for his explanation and stated that he meets with Mr. Ban regularly, in fact, they met last week regarding that entire area. Mayor stated that he will also bring new information to the RDC as he receives it.

## **NEW BUSINESS**

Historic Walking Tour Signage – Mary Freda- Flores at 101 N. East St is presenting with Julie Wendorff and Jennine Letcher of the Crown Point Library. Mrs. Freda-Flores stated that the city has received a public art grant through the Indiana Destination Development Corp to fund a new public art project that the city is spearheading Walk the Dog. This project will be produced by Chicago based artist Louis Lane who is a Crown Point native. Mrs. Freda-Flores presented some artistic renderings for the board. It will include one of our original bulldog statues and pay homage to ten historic sites around the city that will then be depicted on the bulldog somewhat like a map for the historic walking tour that will coincide with this project. There will be ten sites and all research for the ten sites will be provided by the Crown Point Library. Julie Wendorff Director of the Crown Point Library stated that in 2016 the library did its first historic homes walking tour which then turned into a tour using the trolley. In 2019 they received a grant from the Women's Giving Circle to provide ten trolley tours that year. Jennine Letcher is the library's reference assistant specializing in genealogy and local history, and is a masters trained archivist. Jennine has spent hundreds of hours researching the content of the tours at the library. The library is excited to partner with the city again for this tour. Mrs. Freda-Flores listed the sites chosen and additional details. The signage will be semi-permanent and placed in the city right of way. Mrs. Freda-Flores is requesting an amount not to exceed \$13,500.00. The RDC commended Ms. Freda-Flores on her presentation.

Mr. Kyres made a motion to approve an amount not to exceed \$13,500.00. Motion was seconded by Mr. Bosse. Motion was passed unanimously by voice vote.

FSG-Bulldog Park- Greg Guerrettaz stated that the bond anticipation note is due, and we need to take out our long term financing in order to pay off the bond anticipation note in August. FSG is required to have a contract with the Redevelopment Commission to act in its fiduciary duty and represent the RDC. Item number 3 on the agenda is the Additional Appropriation Resolution.

Mr. Bosse made a motion to approve the agreement and Resolution 2023-05-01R . Motion was seconded by Mr. Kyres. Motion was passed unanimously by voice vote.

Demolition Request 114 N. West St – Mayor Land stated that he was recently approached by the leadership of the Eagles regarding 114 N. West St. This building is in dire straits and currently has no businesses using it. The Eagles have asked for assistance in demolishing the building. They received a quote for approximately \$40,000.00. In the past the city has assisted in demolition (Ponderosa). Mayor Land stated that he explained to the Eagles that the only way he would consider bringing it before the RDC is if there is mutual benefit to the city like additional parking and partnering to make that a municipal lot. Mayor asked for guidance from the board in what they would like to do. Ms. Drasga asked to have a price for the city to do the demo and if we had the equipment. Mr. McDermott asked if we had considered purchasing the property. Mayor stated that they had not yet. Mr. Kyres stated that they would be interested in more information. Mayor stated that he would bring back additional information.

MOU related to Acquisition of Real Estate for Mississippi St. Right of Way- Attorney Kutanovski stated that this is an usual situation. There was an interaction between the developer of Waterside Crossing and the property owners to the west. The right of way for Mississippi did not touch or connect the property to the west. A developer is interested in developing that western parcel, and the cities planning and engineering department feel that having a two-way access off of 109<sup>th</sup> Ave for that development that close to the interchange is not a safe situation. Waterside Crossing HOA is defunct and non-existent and technically own an out lot within the subdivision that would allow for this connection from Mississippi to the west. The developers have asked the city to acquire that right of way, and they are willing to pay for the appraisal cost, acquisition cost and attorney’s fees related to its purchase for public purposes. There will be a small portion that the city will maintain for the future use and expansion of that intersection if we ever get to that point. Essentially, we are acquiring a parcel for road right of way purposes, and it’s costing us zero dollars.

Mr. Kyres made a motion to approve the MOU. Motion was seconded by Ms. Drasga. Motion was passed unanimously by voice vote.

Sidewalk Chalk Art – Ms. Drasga stated that Mr. Lubaka on Indiana Ave is an artist. Has presented a 3D chalk art project to the city. There will be several all around the square. Ms. Drasga asked if we could sponsor a drawing. It is \$250.00 for the large drawing they are covered with a clear coating to protect them for the summer. Mayor stated that Mr. Lubaka is presenting it to Board of Works this week. Attorney Kutanovski stated that the Board of Works is probably a better source of funds for a project like this.

Other business to come before the board

None

#### **APPROVAL OF INVOICES**

Mr. Kyres made a motion to approve the invoices on 2023-5-031. Motion was seconded by Mr. Bosse. Motion was passed unanimously by voice vote.

#### **MISCELLANEOUS AND PUBLIC COMMENT**

None

#### **ADJOURNMENT**

Mr. Kyres made a motion to adjourn. The motion was seconded by Mr. Bosse and passed unanimously by voice vote.

Sincerely,  
Heather Evans  
ACCEPTED & APPROVED  
Chairperson

Date: 6-5-23

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A handwritten signature in black ink, appearing to be "HEATHER EVANS", written in a cursive style.