

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

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

Members Present:

Carol Drasga
Brad Bosse
Tom Keilman
Aaron McDermott
Andrew Kyres

Members Absent:

Brian Smith

Staff Present:

Pete Land, Mayor
Anthony Schlueter, Chief of Staff
David H. Nicholls, Attorney
Adam Graper, PACE Director
Josh Watson, 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. Bosse made a motion to approve the minutes from the May 1st, 2023, Redevelopment Meeting. The motion was seconded by Mr. Keilman and passed unanimously by voice vote.

OLD BUSINESS

None

NEW BUSINESS

Chair Lift for City Hall – Mayor stated that the city was awarded a CDBG grant for approximately \$122,000.00 to replace our chair lift in City Hall. The vendor that was awarded this project is not on Lake County’s “approved contractor list”. Although the County cannot pay this vendor directly, they have approved the work and will reimburse the city 100% of what is paid out. Mayor Land also had a letter from Lake County stating that they agreed to reimburse the city.

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

Public Hearing on Additional Appropriation – Heather James with Ice Miller stated that the Board needed to open the public hearing for the additional appropriation resolution, to adopt it. Mr.

McDermott opened the public hearing. Hearing no comments Mr. McDermott closed the public hearing.

Ms. Drasga made a motion to approve Resolution 2023-05-01R. Motion was seconded by Mr. Bosse. Motion was passed unanimously by voice vote.

Façade Grant Final Payment for 1000 N. Main St Kiddie Academy- Raul Patel 1000 N. Main St is present to submit invoices for the façade grant. Ms. Drasga stated that due to the length of time since this facade grant was awarded she may make a motion to defer and get legal counsel. Mr. Patel stated that he realizes that it has been a long time (2017), but the construction took a while. Building was completed in 2020, and then covid. Any consideration for approving the payment would be greatly appreciated. Amesh Patel stated that he submitted everything to Heather, and she stated that everything had been submitted. Mr. Bosse stated all documents have been submitted, but the amount of time since the façade grant was awarded is the concern. Mr. Schlueter stated that construction took a little longer than planned, but the building looks great.

Ms. Drasga made a motion to defer it to July. Motion was seconded by Mr. Keilman. Motion was passed unanimously by voice vote.

Façade Grant for 216 S. Main St – Ted Rohn with Rohn and Associates Architects at 13177 Rhode St Cedar Lake, IN representing TSA Properties for a façade grant request at 216 S. Main St. They plan to remove and replace existing windows, repair brick and limestone, and remove and replace existing wall sconces. Mr. Watson stated that Mr. Rohn appeared at the May 22 Historic Preservation meeting with their proposed improvements, and everything was approved.

Mr. Bosse made a motion to approve the façade grant for 216 S. Main St. Motion was seconded by Mr. Keilman. Motion was passed unanimously by voice vote.

Annual Excess TIF Resolutions - Greg Guerrettaz stated that these are the annual TIF Resolutions for the board's consideration to collect 100% of the TIF. The following resolutions are in need of approval:

2023-06-05-01R	N. Main St West Side
2023-06-05-02R	1987/I-65 East Side
2023-06-05-03R	Exchange Economic Dev Area
2023-06-05-04R	I65 W 109 th Ave
2023-06-05-05R	Main St
2023-06-05-06R	Sportsplex
2023-06-05-07R	US 231

Mr. Keilman made a motion to approve Resolution 2023-06-05-01R through 2023-06-05-7R. Motion was seconded by Ms. Drasga. Motion was passed unanimously by voice vote.

Other business to come before the board -
None

APPROVAL OF INVOICES

Mr. Kyles made a motion to approve the invoices on 2023-6-031. Motion was seconded by Mr. Bosse. Motion was passed unanimously by voice vote.

MISCELLANEOUS AND PUBLIC COMMENT

None

ADJOURNMENT

Ms. Drasga made a motion to adjourn. The motion was seconded by Mr. Kyles and passed unanimously by voice vote.

Sincerely,
Heather Evans
ACCEPTED & APPROVED
Chairperson



Date: _____