

CASS COUNTY REDEVELOPMENT COMMISSION MEETING

June 21, 2021

President Ryan Zeck called the Cass County Redevelopment Commission (RDC) to order at 2:00 P.M. in the Commissioner's Hearing Room.

Redevelopment Commission Members Present: Dave Arnold, Ruth Baker, Grover Bishop, Dean Davenport and Ryan Zeck. RDC Attorney John Hillis, ED Director Christy Householder, and Dick Weigel – HWC Engineering

Attendees: Mark Miller, Bridget Davis, Linda Franklin, Lora Redweik, Jim Wolf, Mike Deitrich

Minutes: A motion was made by Ruth to approve the April 19, 2021 meeting minutes, seconded by Dave. Motion carried.

Fire Suppression System: Division B Elevated Tank Change Order #2: Due to physical obstructions, only one tank logo is to be provided rather than two. And after painting, it was decided additional painting/outlining was required. Dave made a motion to approve the Division B Elevated Tank Change Order #2, noting it was a zero dollar net affect, seconded by Grover, motion carried.

Claims: Ryan asked Christy to go through the May/June claims. Christy presented the following claims:

HWC for \$6,918.58 and 5,466.24 for the fire protection project, Phoenix Fabricators & Erectors, Inc. for \$39,544.70 and \$110,200 for the elevated tank for the fire protection project, no claim for Ortman Drilling, Inc for the well field for the fire protection project, Baker Tilly Municipal Advisors, LLC for \$1,803.75 for professional services, Consolidated Union for \$100 for surety bond, Standard & Poor's Financial Services, LLC for \$12,375 for analytical services rendered, Patriot Engineering & Environmental, Inc. for \$16,309.94 for ICP closure, Hillis, Hillis, Rozzi & Dean, LLC for litigation and Public Record Requests and from the Maintenance Fund invoices from LMU for \$216 and \$216 and \$140 for the well field, NIPSCO for \$58.98 and \$59.30 for gas service to the well field, and to Ole Sycamore Lawn Care, LLC for \$650 and \$675 for mowing services. Ruth made a motion to approve the claims as presented, seconded by Dave; Motion carried.

Dave made a motion to table CR 300 S Drainage until fall, to see if the County was successful in the EDA grant applied for the CR 300S /400 W Road Project, which includes drainage, seconded by Dean. Motion carried.

Public Safety Project: Mike Dietrich, Fire Chief of the Clinton Township Volunteer Fire Department (CTVFD), presented updated information for the requested fire truck to the Commission. Cost of the Fire truck is \$413,520, CTVFD is requesting the RDC to support \$300k of the cost, and Clinton Township would cover the rest of the cost needed. March 2022 delivery if ordered this month. Dave made a motion to table the public safety project for the Clinton Township Volunteer Fire Department's request for a new firetruck, seconded by Grover, motion carried.

Grover made a motion to continue with ICP closure for the RDC site. Site closure will have minimal additional financial investment and site closure within a year, but will have the Environmental Restrictive Covenant (ERC) on the deed to the property with restrictions that would apply only to the contaminated area and not the entire property. Restrictions will likely be on extraction of groundwater, use of private water wells in the contaminated area, limited to commercial activities only and potential incorporation of a vapor intrusion barrier into the construction of any new buildings in this area, seconded by Dave. Motion carried.

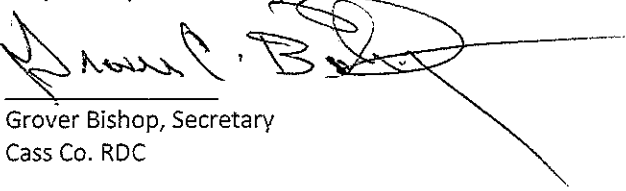
Dave made a motion to move forward with propane options for the generator to the elevated tank, and to get additional propane tank information, seconded by Grover. Motion carried.

Public Comments were made by Mark A. (Drew) Miller.

The next Meeting for the Cass County Redevelopment Commission will be on Monday, July 19, 2021 at 2:00 P.M.

Adjournment: Dave made a motion to adjourn, seconded by Ruth; Motion carried unanimously.

Respectfully Submitted by:


Grover Bishop, Secretary
Cass Co. RDC