

**CASS COUNTY REDEVELOPMENT COMMISSION MEETING**  
**October 21, 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, Dick Weigel-HWC, Jason Semler- Baker Tilly

**Attendees:** There were approximately 6 in attendance, and 4 via Lifesize

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

Fire Suppression System: Division C Well Field Change Order #2: Dick Weigel of HWC Engineering discussed the proposed change order. It flattens drive approaches, extends culvert, raises grade and adds stone for easier access for vehicles and equipment. Grover made a motion to approve Division C Well Field Change Order #2 for an increase of \$6494 to Ortman Drilling, Inc., seconded by Jim. Motion carried.

Claims: Brian made a motion to pay the invoice to HWC for \$29,001.85 for the fire protection project, seconded by Grover; Motion carried. Grover made a motion to pay the invoice to Phoenix Fabricators & Erectors, Inc. for \$102,600 for the elevated tank for the fire protection project, seconded by Brian; Motion carried. Grover made a motion to pay the invoice to Ortman Drilling, Inc. for \$122,221.30 for the well field 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 \$725 for mowing services in the Cass Co Agribusiness Park, seconded by Grover; Motion carried. Brian made a motion to pay the invoice to Baker Tilly Municipal Advisors, LLC. for \$2,685 for professional services for the TIF neutralization, seconded by Jim. Motioned carried. Jim made a motion to pay the invoice to Hillis, Hillis, Rozzi for \$7,500 for litigation/legal services, seconded by Brian. Motion carried. Brian made a motion to pay the invoice to Ice Miller, LLP for \$219,502.94 for litigation/legal services, seconded by Grover. Motion carried. Jim made a motion to pay the invoice to Law Office of Jeffrey Stanton for \$1,605 for litigation/legal services, seconded by Brian. Motion carried. Jim made a motion to pay the invoice to Cass County Title Co., Inc. for \$250 for a title search, seconded by Grover. Motion carried. Grover made a motion to pay the invoice to Patriot Engineering and Environmental, Inc. for \$4,300 for environmental services performed, seconded by Brian. Motion carried.

Christy received the Phase I report and asbestos survey report. A Phase II Environmental Site Assessment would be necessary, as well as the identified asbestos removal. Jim made a motion to approve Dave to sign the Phase II Environmental Site Assessment contract upto \$7550. Seconded by Grover. Motion carried. Jim made a motion to approve Environmental Assurance Co., Inc. for \$2,700 to complete the asbestos removal, seconded by Grover. Motion carried.

President Arnold turned the meeting over to Jason Semler of Baker Tilly Municipal Advisors, LLC. Mr. Semler gave the Cass County Redevelopment Commission Annual TIF Presentation.

Christy received the Cass County Assessor's Quarterly report and it is on file.

The next meeting for the Cass County Redevelopment Commission will be on Wednesday, November 18, 2020 at 10am

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

Respectfully Submitted by:

  
Brian Reed, Secretary