



**ST. JOSEPH COUNTY REDEVELOPMENT COMMISSION  
MINUTES**

**March 10, 2020, at 9:00 a.m.  
Council Chambers  
4<sup>th</sup> Floor, County-City Building**

Members Present: Brian Pawlowski, Dennis Jordan, Larry Beehler, Jason Critchlow, Thomas Gryp

Staff Present: Bill Schalliol, Christian Brown, Jamie Woods, Samantha Keultjes

1. Meeting Called to Order at 9:00 by Brian Pawlowski
  - a. Administration of Oath & Election of Officer (Secretary)

Jamie Woods began the meeting by administering the Oath to the two new members, Jason Critchlow and Thomas Gryp.

After careful consideration, the following action was taken: Upon a motion by Dennis Jordan, being seconded by Jason Critchlow and unanimously carried, the Redevelopment Commission elected Jessica Clark as the Secretary.

2. Approval of Minutes (Audio Position: 1:45)
  - a. February 11, 2020 – Regular Meeting of the Redevelopment Commission

After careful consideration, the following action was taken: Upon a motion by Dennis Jordan, being seconded by Thomas Gryp and unanimously carried, the February 11, 2020 Redevelopment Commission minutes were approved.

3. Economic Development Area Updates (Audio Position: 2:00)
  - a. General Redevelopment Commission

- i. Budget Information
  1. Wyatt EDA – Fund 4300
  2. New Carlisle EDA – Fund 4301 (AA #2)
  3. New Carlisle EDA – Fund 4302 (AA #1)
  4. New Carlisle EDA – Fund 4303 (Special Taxing District)
  5. Capital Avenue EDA – Fund 4401
  6. Northwest Cleveland Road EDA – Fund 4402
  7. General Redevelopment Commission – Fund 4403
  8. Double Track Bond – Fund 4404

Bill Schalliol stated that the general budget report for February is included in the packet to show the money that went out over the course of the last month. Every month the

budget will show any expenditures on projects pledged and new projects. The budget reports will now be available on the Economic Development website.

ii. Division of Economic Development 2019 Annual Report

Bill Schalliol explained that the Commission is required to provide the Board of Commissioners with an annual report. The report is included in the meeting packet for the member's own knowledge of the Redevelopment Commission activities as well as Economic Development overall.

b. New Carlisle Economic Development Area

(Audio Position: 3:50)

i. Indiana Enterprise Center update

1. Area Management Plan – update

Bill Schalliol explained that the IEC Area Management Plan was released two weeks ago. There will be a 45-day period for public comment. So far, only 15 public comment responses have been received. After that period, those comments will be reviewed, and changes will be made to the plan. The plan will then be put back out for additional public comment if necessary. All documents related to the IEC are available on the website.

Jason Critchlow asked if the member of the Redevelopment Commission were involved with the IEC Management Plan. Bill responded saying that there were various meetings and other opportunities for members to have input.

Jason Critchlow asked Bill to explain his vision for the “work sessions” that are being planned. Bill Schalliol explained that he is still working on space and time for the work sessions, but he hopes that it will be a great opportunity for the public to come in and talk about sections of the plan and provide input on a more specific level.

Jason Critchlow asked about the plan to align the St. Joseph County Comprehensive Plan from 2002 with the IEC Management Plan in response to the request from the Town of New Carlisle Town Council and the Olive Township Trustee. Bill Schalliol responded by explaining that once a new Executive Director of the Area Plan Commission is hired, the process for developing an updated Comprehensive Plan will begin to show the changes that have taken place and to represent the current conditions in the County. There will be an opportunity for a study process to consider the Town's request and align the two plans.

Brian Pawlowski asked about the private control of acreage and the usage of that land in the two plans. Bill Schalliol explained that the Master Plan is generally used when you own and control all the site and is easier to put buildings in a space and to have some accountability. The IEC Area Management Plan serves as a tool to look at all the conditions for uses that would be complimentary to the area.

Jason Critchlow then asked about the final plan for the IEC Management Plan. Bill Schalliol explained that it's a working document to the Redevelopment Commission. It will go through the Redevelopment Commission, the Board of

Commissioners and the County Council before being approved.

- c. St. Joseph County Economic Development Area No. 3 (Capital Avenue EDA)

No updates at this time. (Audio Position: 13:30)

- d. Wyatt Economic Development Area No. 1 (Wyatt EDA)

No updates at this time. (Audio Position: 13:30)

- e. Northwest Cleveland Road Economic Development Area (NWCR EDA)

No updates at this time. (Audio Position: 13:30)

4. Additional Business

No updates at this time. (Audio Position: 13:30)

5. Public Comment (3 minute limit)

(Audio Position: 14:00)

Jordon Budreau, residing at 413 W Front St., New Carlisle, IN, read the Town of New Carlisle Town Council and Olive Township Trustee request for a moratorium. He also stated that in his opinion, the questionnaire for the IEC Management Plan has hand-picked, guiding questions and needs more open-ended questions. In response, Christian Brown stated that at the end of each section in the questionnaire, there is a space for additional, general comments. (Audio Position: 14:10)

Christopher Cobb, residing at 215 E. Pokagon St. South Bend, IN, stated that he agreed that the questions in the public comment form are directing. The opportunity for open comment needs to be emphasized and the members of the Redevelopment Commission need to filter the information they are getting in order to clearly find out what the public position on the plan is. He also stated that the members of the Open Space and Agricultural Alliance are excited and pleased with the opportunity for public comment and the responses from the Economic Development division. (Audio Position: 17:00)

Debra DuRall, residing at 21677 Auten Rd. South Bend, IN, stated that the IEC Master Plan is difficult to read online because of the small print. She said that it's very complex but is lacking "meat." There are no site prep documents or engineering documents; the appendixes and attachments are not there. Debra said that there are a lot of vague and general terms that don't provide any definition for the public. (Audio Position: 19:55)

Jennifer Betz, residing at 23150 Roosevelt Rd. South Bend, IN, stated that the number one policy priority in the Master Plan is farmland preservation. She said the plan also points out that the western part of the county is not suited for heavy industry because of the high water table with the aquifer. Jennifer voiced her concern for the health of the community and the impact of the IEC on their livelihoods. She continued by saying that the office hours and work sessions for public comment need to keep people together rather than divided. She stated that the 9 a.m. meetings are difficult to attend and requested that the Redevelopment Commission consider moving the meeting to a different time. Lastly, she stated that community thriving should be the goal and not economic development. (Audio Position: 22:40)

Kathy VanLue, residing at 4135 S. Filbert St. New Carlisle, IN, said that the radio commercials, online survey, and new website are unprecedented for promoting an industrial area. Kathy expressed her concerns with the answers to public questions on the IEC website including the number of acres, selling and purchasing the land, the survey, and the future of the IEC and its impact on the community. (Audio Position: 26:05)

Jack Daly, residing at 217 W Michigan St. New Carlisle, IN, stated that there is already an agricultural industry in New Carlisle that is not being treated as an industry. He stated that TIF money should be used for the agricultural industry that already exists such as new machinery and improving the soil in the area. He also expressed his concerns with the Redevelopment Commission ignoring the public and not listening to what the public wants. (Audio Position: 29:45)

Dan Caruso, residing at 305 Compton St. New Carlisle, IN, stated that the IEC Management Plan was not available at the locations announced. He said that the public has not been included and many people in New Carlisle don't have access to the internet. Dan explained that they need public hearings and not private meeting where words can be denied. (Audio Position: 33:00)

Bob Humbarger, residing at 29987 Hurd Rd. New Carlisle, IN stated that he lives in the planning area of the IEC. He expressed his concerns with the price increasing in the area so that private landowners are unable to purchase the land and the people buying the property have no intention of continuing to farm. He said that the IEC Management Plan is a promotional document, not a development plan. Bob also said that it's un-democratic to favor one business over the other and he believes that's exactly what is happening with the farming industry. (Audio Position: 35:15)

Mary Countryman, residing at 52959 Timothy Rd. New Carlisle, IN, stated that the IEC does not belong in this community. She said that there are already jobs available in New Carlisle that will be a sure thing, unlike the uncertainty of the IEC. Mary said that the people in New Carlisle chose to live near farms and away from industry. She also expressed her concern with the report stating that the aquifer is susceptible to contamination. (Audio Position: 39:25)

Arthur Wheeler, residing at 50707 Carrington Place Ct. South Bend, IN, stated that his open air, clean air, and clean water is being threatened. He expressed his concerns with the effectiveness of his voice. He said that people are always commenting against the IEC, and never in support of it. He explained that the people of New Carlisle are scared, and no action is being taken in response to the public's concerns. (Audio Position: 42:05)

6. Adjournment (Audio Position: 46:10)

Upon a motion by Dennis Jordan, being seconded by Jason Critchlow and unanimously carried, the Redevelopment Commission meeting adjourned at 9:50 a.m.

Next Meeting Date: April 14, 2020 at 9 am (4th Floor – Council Chambers)