US 12 BRIDGE OVER TRAIL CREEK

Chris Murphy (American Structurepoint) gave a project update stating that Structurepoint has met with Troyer Group to discuss their progress with INDOT on the development of the bridge reconstruction plans. They have submitted preliminary plans of the bridge reconstruction to INDOT and provided a copy to Structurepoint. Mr. Murphy said he would forward the plans to Mr. Phillips for review. He noted that everything asked for is included in the preliminary plans – dual railing system, cross-section, and maintaining one lane of traffic in each direction at all times during the project. Mr. Murphy stated that Structurepoint is currently reviewing the decorative lighting specifications preferred by the City to determine the number of decorative lights that would be appropriate on the bridge for lighting the pedestrian multi-use space on either side of the bridge. INDOT has agreed to replace (as part of their project) the current lighting on the bridge, which is 4 standard INDOT lights. There will ultimately be an agreement between the City and INDOT regarding the cost sharing agreed to. Mr. Murphy said Structurepoint will have information about lighting in December.

Commissioner Dennis asked the anticipated timeframe for construction of the bridge.

Mr. Murphy replied that INDOT expects to let the project for construction this spring with construction in summer 2019.

ENGINEER'S CASTLE PROJECT

Commissioner Silvestri reported that the roof is complete, the masonry tuckpointing is complete, the contractor is working on the interior of the building, and the concrete still needs to be poured for the steps and ramp. He said the project is currently on schedule and should be completed on schedule. The project should remain within budget even with some increases and decreases to the project costs.

CIVIC PLAZA

Mr. Phillips reported that the substantial public input process has been wrapped up with Stanhope Consulting and the report should be received soon. Hitchcock Design Group has started the preliminary design work on the plaza. Work is being done on the site to close testing and monitoring wells. He referred to John Blosky from Amereco to give an update on the work to 709 Franklin Street.

John Blosky (Amereco Engineering, Valparaiso IN) reported that Amereco has prepared an RFQ and submitted it to six asbestos remediation contractors. Four of the companies attended a pre-quote meeting and submitted sealed proposals on November 1st which were opened in public. Mr. Blosky recommended the Commission award the work to NES, Inc. of Mokena, IL as being the lowest and responsible quote for $22,700, which is well below Amereco's estimated budget for the project.

Mr. Phillips asked if it includes removal of universal waste as well as the asbestos.

Mr. Blosky replied that it does, so if the Commission decides to renovate the building it will be environmentally friendly (except for the mold).

Mr. Phillips asked if they will be getting rid of the water in the basement as part of this process.

Mr. Blosky explained that they will pump and filter the water from the basement to remove the asbestos in the basement. If they find any asbestos on the floor they will clean it up at that time. But once they turn the pumps off, the water will come back up. He said they will notify staff at the time the water is out if they want to go through the building again wearing masks for the mold.

Mr. Phillips asked if removal of universal waste also involves removal of moldy paper and cardboard.

Mr. Blosky stated that it does not. If the Commission ends up demolishing the building, it would just come down without treatment; if the Commission decides to renovate the building, Amereco can provide guidance which would include treatment to kill the mold.

Mr. Phillips asked if there is any reason to remove the mold at this point anyway.

Mr. Blosky stated that there is not because water is coming in from the roof and the basement, so it would be pointless at this time.

Commissioner Silvestri pointed out that this still needs approval by the Historic Review Board.

Mr. Phillips recalled from the last meeting that the Commission gave him permission to begin the application process for that; he stated that he has begun the application.

It was noted that this process to remove the asbestos and universal waste must be done whether the Commission renovates the building or demolishes it.

Mr. Phillips asked Mr. Blosky to make sure they shore up the building if it becomes exposed after removing the transite panels from the front of the building.

The chair entertained a motion.

Motion by Commissioner Oberlie – seconded by Commissioner Carnes approving the quote from NES, Inc. in the amount of $22,700 for removal of asbestos and universal waste from the building located at 709 Franklin Street. Voice vote was as follows: (Ayes) Damon Carnes, Kathy Dennis, Charles Oberlie, Larry Silvestri – 4; (Nays) None – 0. With a vote of 4 ayes and 0 nays, the MOTION CARRIED.

Mr. Phillips said it would not connect back by the theater but indicated that it is also a project in the Corridor Plan as well.

It was agreed by all that Haas & Associates and staff continue the discussions.

AMERIPLEX DRIVE

Tim Haas (Haas & Associates, Michigan City IN) reported that the project has been delayed since the onset of winter in December 2018. The contractor, Walsh & Kelly, has called in for utility locates for next week. They will be mobilizing back on site by the end of the month to finish the project. The remaining work includes building sidewalk along the south side of Highway 20 and 100' on Ameriplex Drive, along with surface asphalt paving and road striping which are both weather dependent. NIPSCO will install five street lights, but Mr. Haas indicated he was unsure of their schedule.

Mr. Phillips pointed out the current construction project is for approximately the first 600', but it was designed for approximately 1,000'. He stated that at the end of the current pavement the road becomes impassable, and therefore asked Mr. Haas to provide an estimate to regrade the remainder of Ameriplex Drive and put in additional gravel, and if necessary do a change order

709 FRANKLIN STREET

John Blosky and Steven Travis (Amereco Engineering, Valparaiso IN) reported on project activities stating that they prepared quotations for the demolition of 709 Franklin Street. Four contractors were invited, but only one submitted a proposal. Mr. Blosky said he called the three that did not submit proposals. J. Shoffner and GE Marshall replied that they were too busy and Pavey did not respond. Actin Contracting, LLC of East Chicago, Indiana provided a quote in the amount of $117,053.00. Mr. Blosky said it was a responsible and responsive bid and recommended awarding the contract to Actin. Mr. Blosky noted that the quote does include an allowance for P.R.'s Lawn Care to establish and maintain the turf on the site after the demolition.

Mr. Phillips added that it also includes regrading the property where 701-705 Franklin was located due to severe ponding.

Mr. Blosky said there is another allowance in the amount of $14,500 for Deutscher Construction to salvage the historical elements (whole top) of the building.

Commissioner Babcock asked if 709 has a shared wall with 711 Franklin Street.

Mr. Blosky replied that they confirmed it is not a shared wall; it is separate.

Mr. Blosky said the third allowance is $1,572 for Marquiss Electric to remove the ornamental street light during the demolition, store it, and re-install it after demolition.

Mr. Phillips advised Mr. Blosky to document his conversations as proof with the contractors who did not submit quotes. He recommended approval of awarding the contract to Actin Contracting, LLC.

Referring to the quote, Commissioner Oberlie asked if the amount is for the $117,053 plus the $4,500 for the underground tank.

Mr. Blosky explained that there is an area in the back where the asphalt was cut out. Originally it was a coal chute and now is natural gas. He said they thought maybe in between there might have been a heating oil tank. Mr. Blosky said he asked for a price just in case they find something when they rip up the asphalt. He said it does not have to be included, but it could be included and then deducted as a change order later.

All agreed to include it as an element of the project now and deduct it later if it is not necessary.

The chair entertained a motion.

Motion by Commissioner Oberlie – seconded by Commissioner Sheets awarding the demolition contract to Actin Contracting, LLC in the amount of $117,053.00 for demolition and site restoration and $4,500.00 if necessary for removal of the underground storage tank, for a total of $121,053.00. Voice vote was as follows: (Ayes) Don Babcock, Pat Kowalski, Charles Oberlie, John Sheets – 4; (Nays) None – 0. With a vote of 4 ayes and 0 nays, the MOTION CARRIED.

Mr. Blosky stated that he would notify Actin tomorrow and he will prepare an agreement and submit it to Mr. Phillips within the next couple days. Within one month they should begin demolition of the building.

CIVIC PLAZA
(No update)

WASHINGTON PARK ENTRY/TRAFFIC CIRCLE PROJECT
Jay Niec (S E H of Indiana) referred to submitted change orders 1 and 2 stating that change order 1 is for quantity adjustments in the amount of $4,782.61. $17,252.61 of work was added, but $12,470.00 of work was deducted.

The chair entertained a motion.

Motion by Commissioner Oberlie – seconded by Commissioner Kowalski approving change order 1 to Gariup Construction in the amount of $4,782.61 for the Washington Park west parking lot project. Voice vote was as follows: (Ayes) Don Babcock, Pat Kowalski, Charles Oberlie, John Sheets – 4; (Nays) None – 0. With a vote of 4 ayes and 0 nays, the MOTION CARRIED.

the actual work was performed. This is an item to wrap up the project and was necessary. He recommended approval.

The chair entertained a motion.

Motion by Commissioner Kowalski – seconded by Commissioner Sheets approving amendment #3 to Kil Architecture for alternate #4 to the Engineer's Castle project in the amount of $775.00. Voice vote was as follows: (Ayes) Don Babcock, Pat Kowalski, Mayor Ron Meer, Charles Oberlie, John Sheets – 5; (Nays) None – 0. With a vote of 5 ayes and 0 nays, the MOTION CARRIED.

709 FRANKLIN STREET

Mr. Phillips reported that the demolition is underway with the preservation of the masonry to be reintegrated into the Civic Plaza project. It will be stored at Central Services. Demolition of the remainder of the building is expected to begin later this month. Barricades will go up on Franklin Street this week for the removal of the masonry, there will be a pause in work, then fencing will be installed for demolition. The entire demolition is anticipated to be completed by early June.

Commissioner Babcock asked the number of lanes to be blocked for the demolition.

Mr. Phillips replied that only the parking spaces on the west side will be blocked off, much like the demolition of 701-705 Franklin Street. The two drive lanes will not be affected unless there is something unforeseen. He noted that the work also includes restoration of the adjacent site for the ponding issues.

CIVIC PLAZA

Mr. Phillips reported that there was a series of meetings with consultants from Destination Rapid City along with stakeholder groups. The meetings went well, and a lot of good input was received. They will go back and fine tune the financial information for the management and operations proforma associated with the project and the preliminary design. The goal is to have a joint presentation to the Redevelopment Commission and City Council in June and ultimately seek the approvals necessary for bonding on the project from the Commission in late June and the Council in July.

WASHINGTON PARK ENTRY/TRAFFIC CIRCLE PROJECT

Jay Niec (S E H of Indiana) distributed his report to Commissioners. He reported that the parking lot has been paved and striped. There will be a walk through this Friday at 2:00 p.m. to develop a punch list and putting together the certificate of substantial completion.

Regarding the Washington Park project, Mr. Niec reported that they are moving along with the completion of the 100% plans and specifications. He anticipates the final set being complete one week from this Friday and submitting them to the City.

The chair entertained a motion.

Motion by Commissioner Oberlie – seconded by Commissioner Sheets approving the claims docket dated June 10, 2019 as submitted. Voice vote was as follows: (Ayes) Don Babcock, Pat Kowalski, Mayor Ron Meer, Charles Oberlie, John Sheets – 5; (Nays) None – 0. With a vote of 5 ayes and 0 nays, the MOTION CARRIED.

FINANCIAL REPORT

Mr. Phillips reviewed the financial report dated 04/30/19 summarizing the cash balances as follows: Operating Account $298,651.35; South Side TIF Account $13,342,572.09; South Side TIF Debt Reserve Account $336,308.50; South Side TIF Capital Account $17,692.97; North End TIF Account $4,249,278.03; Wabash Street Streetscape Construction $122,341.56; Wabash Street Streetscape Debt Reserve $216,072.49; Northeast TIF Account $113,148.95; for total cash of $18,696,065.94. Loans Receivable include a loan to the Eastside TIF from the Operating Account in the amount of $21,028.49, and the County Business Loan Fund in the amount of $133,333.00, for a total of $154,361.49, bringing total assets to $18,850,427.43.

The chair entertained a motion.

Motion by Commissioner Sheets – seconded by Commissioner Oberlie approving the financial report dated 04/30/19 as presented. Voice vote was as follows: (Ayes) Don Babcock, Pat Kowalski, Mayor Ron Meer, Charles Oberlie, John Sheets – 5; (Nays) None – 0. With a vote of 5 ayes and 0 nays, the MOTION CARRIED.

Note: Order of the agenda was changed

709 FRANKLIN STREET

Steven Travis (Amereco Engineering, Valparaiso IN) gave a project update stating that Actin Contracting has demolished the building and they are backfilling today. The basement floor and the foundation wall have been removed. They will backfill the excavation and topple down the shared wall with the south property.

Mr. Phillips stated that he received correspondence from the adjoining property owner indicating that he had been in contact with Actin to make sure he was on site when the wall comes down. Mr. Phillips said it was his understanding that Actin was working with the owner to honor that request. Mr. Phillips stated that he would share a copy of that letter with Mr. Travis.

Mr. Travis said he was unaware of that request but would follow-up with Actin.

Joel Baldin (Hitchcock Design Group) stated that a small task group has been working closely. Jen Lewin, an internationally known environmental artist has joined the team. She is looking at doing a piece of her art in the plaza; she is known for her interactive art that lights up and plays music. Another member added is Dan Senftner from Destination Rapid City who is President of Rapid City's plaza. Mr. Baldin talked about the benefits of the plaza which include being a focal point for the Downtown; improving the quality of life, bringing activity to the Downtown daily and allowing additional space for events; spurring additional economic development and tax revenue; increasing home and property values; providing an opportunity for community building especially with Michigan City's youth; creating full-time, seasonal, and part-time jobs; benefitting the school system; providing green infrastructure; and providing health benefits.

Mr. Baldin stated that the plaza will be located between Washington Street and Franklin Street, straddling 7th Street. The idea began in 2016 with Roger Brooks' Branding, Development, and Marketing Master Plan, recommending a plaza as a strategy for Downtown revitalization. In 2017, 701-705 Franklin was purchased and demolished, initial concepts were done to start generating interest in the space, and a utility relocation study was done. In 2018 Roger Brooks completed the program document, Stanhope completed their community outreach, 709 Franklin was purchased, and HDG was engaged for schematic design. In 2019 the demolition of 709 Franklin has occurred.

Mr. Baldin stated the goal is to design and construct a Downtown Plaza for Michigan City. He highlighted objectives and expectations. He talked about management of the plaza stating that there will be a public-private not-for-profit organization who will have a contract with the City. The City will not manage the space; they will own it, construct it, and lease it for $1 dollar/year. That organization will receive funding from public and private sources as well as plaza generated revenue. There will be full-time staff and a Board of Directors responsible for policy, programming, marketing, and day to day operations. An Executive Director will work with the City, apply for grants and foundation funding, and manage the press, staff, and funding. A Programming and Events Manager will be responsible for creating activities on the plaza. A Marketing Manager will be responsible for bringing residents and visitors to the plaza as well as the Downtown. An Operations Manager will manage the elements and storage facility on the plaza, inventory consumables, and set up and take down activity equipment. A Controller will handle all accounting, secure vendor contracts, manage rentals, assist in securing sponsorships and other revenue sources. There will also be part-time jobs available as well as opportunities for volunteers.

Mr. Baldin referenced a handout for the budget but did not go into detail. He stated that they have established the cost and revenue over the next four years. Jumping to 2022, he said the revenue has been divided into three categories: sustaining, program, and event program. They are looking at a total revenue of approximately $900,000. Expenses are divided into six categories: capital expenditures, program, event