

**JOINT SPECIAL MEETING OF:  
REDEVELOPMENT COMMISSION, PLAN COMMISSION & TOWN COUNCIL  
10955 WEST 93<sup>RD</sup> AVENUE, ST. JOHN, INDIANA,  
MAY 22, 2014**

**ST. JOHN TOWN COUNCIL**

Michael Forbes, President  
Larry Bustamante, Vice-President  
Gregory Volk  
Mark Barenie  
Ken Gembala

**ST. JOHN PLAN COMMISSION**

Tom Ryan, President  
Mike Forbes, Vice-President  
Steve Kozel, Secretary  
Tom Redar  
Steve Hastings  
Darwin Nietzel

**REDEVELOPMENT COMMISSION**

Mark Barenie  
Michael Forbes  
Larry Bustamante  
Ken Gembala  
Gregory Volk

Citizen Members: Dr. John DeVries, James Sakelaris

Also Present: Steve Kil, Town Manager  
Attorney David Austgen

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**CALL TO ORDER:**

Mr. Forbes called to order the special joint meeting of the Redevelopment Commission, St. John Plan Commission and St. John Town Council for May 22, 2014, at 7:12 p.m.

(The Pledge of Allegiance was said.)

**ROLL CALL:**

Roll call was taken by Clerk-Treasurer, Sherry Sury, for the Redevelopment Commission. Members Mark Barenie, Michael Forbes, Larry Bustamante, Ken Gembala and Gregory Volk were present. Attorney David Austgen was present. Steve Kil was present. Citizen Members: Dr. John DeVries and James Sakelaris were present. Susan E. Wright, Recording Secretary, was present.

Roll call was taken by Ms. Sury for the St. John Plan Commission with the following members present: Tom Ryan, Michael Forbes, Steve Kozel, Tom Redar and Derwin Nietzel. Steve Hastings was absent. Attorney Tim Kuiper was absent. Kenn Kraus was present. Steve Kil was also present. Susan E. Wright, Recording Secretary, was present.

Roll call was taken by Ms. Sury for the St. John Town Council with the following members present: Michael Forbes, Larry Bustamante, Gregory Volk, Mark Barenie and Ken Gembala. Attorney Dave Austgen was present. Steve Kil was present. Susan E. Wright, Recording Secretary, was present.

Mr. Forbes gave the floor to Mark Barenie, President, Redevelopment Commission for action on St. John T.I.F. Districts 1 and 2.

**REDEVELOPMENT COMMISSION:**

**A. CONSIDER DECLARATORY RESOLUTION CONSOLIDATING AND EXPANDING ST. JOHN T.I.F. 1.**

Mr. Barenie noted that the Redevelopment Commission had before them for consideration consolidating and expanding St. John T.I.F. District 1. He stated that there was an action pending before the Commission to adopt Resolution 14-05-22RDC. He asked if there was any discussion on this matter.

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Attorney Austgen presented a brief explanation of the proceedings for the Council, Board and Commission members. He explained that the reason for the special joint meeting was in order to comply with provisions of Indiana Code 36-7-14, regarding the established T.I.F. district in St. John, to consider expansion of the existing T.I.F. district and establishing a new part of the Town to become an economic development area for T.I.F. district purposes.

Attorney Austgen stated that this matter came about as a result of the capital review activities of the Town, and to determine how to utilize the benefits of T.I.F. financing or development that would contribute to the continued infrastructure improvements that have occurred in the community.

Attorney Austgen stated that he wished to explain the statutory sequence of events that would take place in this process. He stated that the Redevelopment Commission declares its intent to establish an expanded T.I.F. district which would be T.I.F. District 1, and also to establish a new portion of the community as a separate but like T.I.F. district area. He stated that this declaration is done in the form of a separate resolution for T.I.F. District One and T.I.F. District Two.

Attorney Austgen stated upon the declaration, statute requires the Plan Commission to consider the action of the Redevelopment Commission and agree or disagree. He stated that the Plan Commission has jurisdictional responsibility over zoning controls and growth and development in the community and is in the chain of *"approval review."*

Attorney Austgen explained the next step is that the Town Council would act to consider the declaration made by the Redevelopment Commission, the action taken by the Plan Commission in approving the actions of the Redevelopment Commission, and if concurrence exists in that process, approval.

Attorney Austgen stated that if the Town Council agrees at the end of the actions taken tonight, a public hearing would then be conducted to notify citizens and residents for a public review. Attorney Austgen stated, if all actions are passed, a public hearing could be held as soon as June 12,

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2014, the next regular Town Council meeting, or another time as is deemed appropriate.

Attorney Austgen noted that Mr. Kil has maps that have been appended on the proposed resolutions that comprise the declaration. Attorney Austgen turned the floor over to Mr. Kil.

(General discussion ensued.)

Mr. Kil made a presentation to the Redevelopment Commission, Plan Commission and Town Council. He presented a Town map that reflected the T.I.F. districts along the U.S. 41 and U.S. 231 corridors. He explained that this is where the Town's primary commercial development will occur.

Mr. Kil noted that there are some residential parcels within the T.I.F. district. He explained that the residential parcels are a function of contiguity among the two districts. Mr. Kil stated that there would be a net zero impact for any residential property if commercial development occurred.

(General discussion ensued.)

Mr. Kil explained that the colors on the map as follows, pink depicts the existing T.I.F. district, blue depicts the future proposed T.I.F. district along the U.S. 41 corridor. He stated that T.I.F. District 1 contains a north and south district; he stated that north and south districts were linked some time ago. Mr. Kil stated that the pink and blue areas will now depict one T.I.F. district. He stated that the areas can be merged because the Town has retired all of their debt in the T.I.F. district.

Mr. Kil stated pieces of property in Town have been tentatively identified for potential future commercial development. He showed various parcels, via map, that could be consolidated for proposed commercial development.

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Mr. Kil directed the members' attention to the district south of 93<sup>rd</sup> Avenue. He stated that the old Standard Lumber and K-Mart sites are potential sites for future commercial development.

Mr. Kil pointed out a proposed commercial development set out by Schilling Development. He pointed to property across the street from the Shrine of Christ's Passion as a possible commercial development at a future point in time. Mr. Kil talked about residential property on the south side of 93<sup>rd</sup> Avenue which may or may not be acquired into the T.I.F. district.

Mr. Kil directed the members' attention to U.S. Route 231 corridor and showed them the areas that are currently zoned commercial. He stated that commercial development is anticipated in the Gates of St. John. Mr. Kil pointed out the location of the new assisted living facility that is currently seeking approval at the Plan Commission.

Mr. Kil explained that any time a project comes inside the T.I.F. district; the Town can assign allocation areas. He explained the benefits of the T.I.F. districting. Mr. Kil stated the actions that are taken tonight are another step towards the Town's economic development initiative. He stated if there were any questions from the members, he would be happy to answer them.

Mr. Kil noted that replacement/improvement of Lift Station Number One is a key component to the entire commercial corridor as well as the southwest corner of Town. He stated that there are proposals from Haas Engineering on tonight's Utility Board agenda proposing that engineering commence for this project. Mr. Kil stated that Lift Station One work needs to be done whether or not additional commercial development is brought into Town.

Mr. Barenie asked if the Councilmen had any comments or questions. There were no comments or questions. Mr. Barenie stated he would accept a motion to adopt Resolution # 14-05-22-RDC. Mr. Forbes made a motion to adopt Resolution #14-05-22-RDC. Mr. Bustamante seconded the motion. Ayes --- all. Nays --- none. The motion was unanimously carried by voice vote (5/0).

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Mr. Forbes read the resolution into the record as follows: *“Resolution 14-05-22RDC is a resolution of the Town of St. John Redevelopment Commission amending prior resolutions establishing a consolidated economic development area and allocation areas therein by expanding the boundaries of the consolidated economic development area and consolidating and expanding the allocation areas therein, amending the consolidated economic development plan for the area and all matter related thereto.”*

**B. CONSIDER DECLARATORY RESOLUTION ESTABLISHING ST. JOHN T.I.F. 2.**

Mr. Barenie noted that the Council had before it for consideration a Declaratory Resolution establishing St. John T.I.F. District Two. He requested a motion to adopt Resolution # 14-05-22A-RDC.

Mr. Forbes made a motion to adopt Resolution # 14-05-22A-RDC, as follows: *“This is a resolution of the St. John Redevelopment Commission declaring an area in the Town of St. John, Lake County, Indiana, as an economic development area approving a development plan for said area and all matters related thereto.”* Mr. Volk seconded the motion. Ayes --- all. Nays --- none. The motion was unanimously carried by voice vote (5/0).

Attorney Austgen recommended that attachments of the separate resolutions be appended to the minutes of the public meeting. Mr. Barenie concurred with Attorney Austgen’s recommendation.

Mr. Barenie passed the gavel to Tom Ryan, President, St. John Plan Commission.

**PLAN COMMISSION:**

**A. CONSIDER DECLARATORY RESOLUTION CONSOLIDATING AND EXPANDING ST. JOHN T.I.F. 1.**

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Mr. Ryan noted that the first item on the agenda for the Commission's consideration was a Declaratory Resolution consolidating and expanding St. John T.I.F. 1. He stated he would entertain a motion on Resolution 14-05-22-PC.

Mr. Kozel made a motion to adopt Resolution # 14-05-22-PC, "*a resolution of the St. John Redevelopment Commission amending prior resolutions establishing a consolidated economic development area and allocation areas therein by expanding the boundaries of the consolidated economic development area and consolidating and expanding the allocation areas therein, amending the consolidated economic development plan for the area and all matter related thereto.*" Mr. Redar seconded the motion. Ayes --- all. Nays --- none. The motion was carried by voice vote (5/0).

Attorney Austgen stated that the Plan Commission members were free to ask any questions of the Town Council and the Redevelopment Commission. Mr. Forbes commented that the Plan Commission had discussed this matter previously at one of their meetings, and they felt that they had been sufficiently informed.

**B. CONSIDER DECLARATORY RESOLUTION ESTABLISHING ST. JOHN T.I.F. 2.**

Mr. Ryan stated that the consideration of a declaratory resolution establishing T.I.F. 2 was before the Board. He stated he would entertain a motion. Mr. Kozel made a motion to adopt Resolution #14-05-22-PC, *declaring an area in the Town of St. John, Lake County, Indiana, as an economic development area approving a development plan for said area and all matters related thereto.*" Mr. Forbes seconded the motion. Ayes --- all. Nays --- none. The motion as carried by voice vote (5/0).

Mr. Ryan passed the gavel to Mr. Forbes, President, Town Council.

**TOWN COUNCIL**

**A. CONSIDER DECLARATORY RESOLUTION CONSOLIDATING AND EXPANDING ST. JOHN T.I.F. 1.**

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Mr. Forbes noted the first item on the Council's agenda was to consider a declaratory resolution to consolidate and expand St. John T.I.F. 1. He asked if there was a motion to adopt Resolution # 14-05-22. "So moved," by Mr. Gembala.

Mr. Forbes read the title of the resolution as follows: *"This is a resolution of the Town Council of the Town of St. John, Lake County, Indiana, approving an order of the St. John Plan Commission approving a resolution of the St. John Redevelopment Commission, amending prior resolutions establishing a consolidated economic development area and allocations areas therein by expanding the boundaries of the consolidated economic development area and consolidating and expanding the allocation areas therein, amending the consolidated economic development plan for the area and all matters related thereto."*

Mr. Forbes noted there was a motion on the floor by Mr. Gembala; he asked for a second. Mr. Barenie seconded the motion. Ayes --- all. Nays --- none. The motion was unanimously carried by voice vote (5/0).

**B. CONSIDER DECLARATORY RESOLUTION ESTABLISHING ST. JOHN T.I.F. 2.**

Mr. Forbes noted the next item for the Council's consideration was a declaratory resolution establishing the St. John T.I.F. District 2. Mr. Forbes read as follows: *"Resolution # 14-05-22A, this is a resolution of the Town Council of the Town of St. John, Lake County, Indiana, approving an order of the St. John Plan Commission approving a resolution of the St. John Redevelopment Commission declaring an area in the Town of St. John, Lake County, Indiana, as an economic development area, approving a development plan for said area and all matter related thereto."*

Mr. Forbes asked if there was a motion on Resolution # 14-05-22A. "So moved," by Mr. Volk. Mr. Gembala seconded the motion. Ayes --- all. Nays --- none. The motion was unanimously carried by voice vote (5/0).

Attorney Austgen noted in light of the actions taken tonight and at the direction of Mr. Forbes, this matter would be advertised for a public hearing to be held on June 12, 2014, the next regularly scheduled Town Council meeting. Mr. Forbes noted that the public hearing would be held

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on June 12, 2014, contingent upon the advertisement for public hearing being properly noticed.

**PUBLIC COMMENT:**

Mr. Forbes opened the floor for public comment. He asked if anyone wished to comment on the T.I.F. expansion. He called for comment. There was no comment. Mr. Forbes closed the floor to public comment.

**ADJOURNMENT:**

Mr. Forbes stated he would entertain a motion to adjourn the special meeting of the Redevelopment Commission, Plan Commission and Town Council. "So moved," by Mr. Gembala. Mr. Barenie seconded the motion. Ayes --- all. Nays --- none. The motion was carried by voice vote (5/0).

(The meeting was adjourned at 7:37 p.m.)

**A TRUE COPY**

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Susan E. Wright  
St. John Town Council, Recording Secretary