

**Avilla Redevelopment Commission**  
**Minutes – January 12, 2023**

Members in Attendance: Todd Carteaux, Kurt Kline, Ross Freeman, Josh Harper  
Also in attendance: Tena Woenker, Paul Shepherd and Sam Leffler, Nipsco.

Carteaux called the meeting to order at 5:30 pm.

Carteaux asked if there were questions about minutes of the November 10, 2022 meeting. No questions about the minutes. Freeman made a motion to approve the November 10<sup>th</sup> minutes, Harper seconded, passed 4-0.

Woenker presented the year-to-date financial report. The 2023 budget was tweaked due to increase in materials. Kline made a motion to approve the financials, Freeman seconded, passed 4-0.

**New Business:**

**Nipsco – New Industrial Park**

Sam Leffler from Nipsco was present to present a proposal for natural gas upgrade at the New Industrial Park.

Solar Land, LLC, also known as Lake Lite, requested utility hook up from Nipsco. Solar Land said that the cost should be on the Town of Avilla. At that point Nipsco reached out to the Town.

The purchasing agreements do not say we will provide utilities, but say that the Town will provide infrastructure. The Town attorney indicated that the Town is not obligated to provide those utilities.

Typically, a developer will take on these costs as they develop the property, but not a requirement.

Typical contracts with Nipsco state that the developer will provide facilities and infrastructure to provide Nipsco utilities.

As each new parcel is developed and there is a request for hookup, a credit is given back to the developer for fronting the infrastructure costs

Currently the needs of the new park would stress the current Nipsco infrastructure. Nipsco recommends a new regulator site to be installed at Miner Road and E. Albion Street, where it will be tied into the existing gas lines and then gas lines will be installed throughout the new industrial park.

The proposed project would provide 5,675,000 BTUs.

Currently, McLaughlin is being serviced off the existing service line on Lemper Road.

At the time of the plan development the Town was not aware that we were responsible for natural gas.

Tena talked to other towns and confirmed that this is what usually happens with development.

Sam from Nipsco says the process is determined by the State of Indiana, and they don't have the ability to deter from that.

Preliminary Costs are: \$527,440. (\$300,000 for Reg Station). When the first customer taps in .52% of that cost will come back or \$250,534.

The \$527,440 would need to be paid upfront and nothing would be scheduled until paid.

Hollingshead Mixer is building a 100,000 square foot building. The RDC would like Nipsco look into what affect Hollingshead will have on this infrastructure.

Also asked Sam from Nipsco to look into Oak Farm's impact on this proposed infrastructure.

#### **Election of Officers**

2023 proposed officers are Todd Carteaux, President, Ross Freeman, Vice-President, and Kurt Kline, Secretary. Harper motioned to approve officers; Freeman seconded. Motion carried 4-0.

#### **126 E. Albion Street Quotes:**

Kurt Kline left the meeting due to a schedule conflict.

Woenker circulated a list of companies that were contacted for quotes to make repairs at the RDC's downtown building at 126 E Albion Street and explained that after calling numerous companies, only two quotes were submitted for re-roofing. After reviewing the estimates, Freeman made a motion to approve the lower bid of \$16,682 from Maumee River Construction, Harper seconded, all voted in favor 3-0.

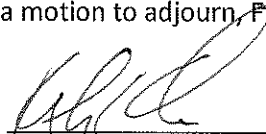
Freeman said he would have preferred to have multiple quotes, especially for the windows because there was only one estimate submitted. Woenker said most companies contacted could not do commercial windows and only a few can make the window frames and casing needed (some companies only do the glass for repairing windows). Freeman made a motion to accept the quote from Windows Doors and More for \$21,600 for windows and \$3,084 for the back door. Harper seconded, all voted in favor 3-0.

Woenker asked for permission to hire a handyman to install the original door and perhaps to install braces in the window openings to maintain the structure until windows are installed. Members agreed and Freeman suggested she get quotes.

The masonry work also had only two quotes and quite a bit of discussion followed about the lack of skilled masons, the costs and delays in getting work done. Woenker said a couple of the masons said they're too busy to schedule any more work and another said the job was too big for him. The two who submitted quotes talked with each other about how to tackle the work because there is a lot of damage but they each gave separate bids. Harper made the motion to approve the lower bid for exterior masonry work for \$68,400 to Phillips Restoration. Freeman seconded the motion, all voted in favor 3-0.

There was not a vote taken on the interior masonry work.

With no further business, Harper made a motion to adjourn, Freeman seconded, motion passed 3-0. The meeting adjourned at 7:53 pm.

  
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by Kurt Kline, Secretary and Tena Woenker