

February 17, 2015

TOWN COUNCIL MINUTES

Council President Rick Ryfa called the February 17, 2015 meeting to order at 7:00 p.m.

ROLL CALL:

Larry Ballah
Rick Ryfa
Glen Gaby - Absent
Patricia Schaadt
Stan Dobosz

ALSO ATTENDING:

George Jerome - Clerk Treasurer
Greg Mance - Chief of Police
Roy Schoon - Fire Chief
Rick Konopasek - Public Works Director
Bob Schwerd - Attorney for the Town

APPROVAL OF MINUTES:

1. Council Member Stan Dobosz moved to adopt the minutes of the February 3, 2015 meeting as presented, second by Council Member Pat Schaadt. MOTION CARRIED

APPROVAL OF CLAIMS:

1. Claims No. 0297 - 0465 in the amount of \$1,160,253.16 (one million, one hundred sixty thousand, two hundred fifty-three dollars and sixteen cents) were presented for payment. Council Member Pat Schaadt moved to accept the claims as presented, second by Council Member Larry Ballah. MOTION CARRIED

ANNOUNCEMENTS:

1. There will be a council study session on Tuesday February 24th at 5:30 p.m.
2. The next council meeting will be Tuesday March 3rd at 7:00 p.m. A study session will be held at 6:30 p.m. before the meeting and one will follow if necessary.

COMMUNICATIONS:

1. Lake County Commissioners are offering to transfer Tax Sale Certificates for parcels to the Town. The parcels are located in our Redevelopment Area.
2. There will be an "Ethics Summit" at Avalon Manor on March 12, 2015 from 8:00 to 11:30 am. No charge but reservations are required.

REPORTS:

1. NIRPC - No Report
2. Director of Public Works - Lights have been installed at the skating rink for more than a month but NIPSCO has not yet installed the electric meter.
3. Police - No Report
4. Fire - No Report
5. Economic Development - The Town is working with a consultant to ensure that economic development areas and tax allocation parcels are properly identified at the County. Correct identification is essential to ensuring tax revenues are properly distributed. An Engineering Study of the golf course property is nearing completion. When completed, we will be able to determine the area of the golf course that can be developed.
6. Pending Items
 - a. Legislative Issues - The Lake County Budget order is due from the DLGF. When that is received, we will be able to determine the next steps regarding Calumet Township.
 - b. Building Commissioner Position - Initial interviews will be conducted by Town Engineer Pete Kohut and Consultant Mike Shaver. First round interviews will start as soon as next week.

BUSINESS FROM THE COUNCIL:

1. Council Member Stan Dobosz moved to approve Salary Ordinance 2015-03, second by Council Member Pat Schaadt. MOTION CARRIED

2. NEW BUSINESS

- a. Council Member Pat Schaadt moved to grant permission to advertise for the construction/reconstruction of the 700 block of N Lindberg and S Elgin, second by Council Member Larry Ballah. MOTION CARRIED
- b. Council Member Larry Ballah moved to approve Resolution 2015-04: A Resolution Adjusting Appropriations for 2015, second by Council Member Pat Schaadt. MOTION CARRIED
- c. Council Member Stan Dobosz moved to affirm the recommendation of the Safety Board and grant permission to advertise for the purchase of a new fire truck, second by Council Member Larry Ballah. MOTION CARRIED

PUBLIC COMMENTS:

- Joe Kras, 1215 Sawgrass complemented and thanked Public Works Director Rick Konopasek for addressing his previously identified concerns.

There being no further business to come before this Council, the meeting was adjourned at 7:16 p. m.

TOWN COUNCIL
TOWN OF GRIFFITH

Absent

GLEN GABY

LAWRENCE BALLAH

RICK RYFA

PATRICIA SCHAADT

STAN DOBOSZ

GEORGE N. JEROME
CLERK TREASURER

RESOLUTION 2015-04

A RESOLUTION OF THE GRIFFITH REDEVELOPMENT COMMISSION REGARDING DISPOSITION OF PROPERTY

WHEREAS, the Griffith Redevelopment Commission (the "Commission"), as the governing body for the Griffith Redevelopment Department (the "Department"), pursuant to Indiana Code 36-7-14, as amended (the "Act"), desires to dispose of certain property as described in Exhibit A hereto (the "Property") pursuant to the terms of an Offering Sheet substantially in the form set forth in Exhibit B hereto; and

WHEREAS, pursuant to Section 22 of the Act, the Commission is required to cause to be published in accordance with law a notice of disposition of the Property; and

WHEREAS, the Commission has obtained appraisals for the Property in accordance with law;

NOW, THEREFORE, BE IT RESOLVED by the GRIFFITH REDEVELOPMENT COMMISSION, as the governing body of the Griffith Redevelopment Department, as follows:

1. The Commission hereby authorizes and directs its President to cause to be published a notice of disposition of the Property pursuant to Section 22 of the Act.
2. The appraisals for the Property, obtained by the Commission as required by Section 22 of the Act, are hereby accepted and approved.
3. The Offering Sheet substantially in the form set forth in Exhibit B hereto is hereby approved.
4. This resolution shall take effect immediately upon its adoption by the Commission.

Adopted this 12th day of February, 2015.

GRIFFITH REDEVELOPMENT COMMISSION

Richard C. Fisher

Don Wiltfong

Susan Schaub

Jim Miller

Robert G. Gutz

RESOLUTION 2015-04

EXHIBIT A

REAL ESTATE

Location: 245 N. Broad Street, Griffith, Indiana 46319

Type of Property: Vacant Land

Assessor's Parcel #: 45-07-35-376-001.000-006

Site Size: 97.72' x 100.55' = 9,826 S.F.

Census Tract #: 23844-18-089-0409.00

Zoning: B-2, Central Business District

Flood Plain Status: Zone X; Map panel 18089C0143E, dated January 18, 2012

RESOLUTION 2015-04

EXHIBIT B

OFFERING SHEET

TOWN OF GRIFFITH REDEVELOPMENT COMMISSION

The Town of Griffith Redevelopment Commission (the "Commission") is offering the property described in Appendix 1 hereto (the "Offered Property") for sale to the successful bidder.

The bidder or bidders shall prepare a bid for the sale of all of the Offered Property. The following terms and conditions apply to the bids:

Minimum Offering Price: Each bid must propose a purchase price of not less than \$44,900.00 (which amount is not less than the average of two appraisals).

Required Uses: Retail, preferably restaurant, approved by the Commission (with construction of such retail to commence not later than 180 days following purchase of the property or such later date as the Commission shall agree).

Conditions of Bid Acceptance: The Commission will publicly open all written offers, and the bid price will be read aloud and the bidder's general plan will then be read on April 1, 2015. The Commission will then review all proposals and make an award or reject all offers. Bid proposals must meet the following conditions:

- (a) The successful bidder must be prepared to close on the purchase of the Offered Property within thirty (30) days after award by the Commission.
- (b) The successful bidder must propose the development of the Offered Property for a retail facility, preferably restaurant, acceptable to the Commission.
- (c) No proposal will be eligible for consideration that does not meet the minimum offering price.

Conditions to Closing: The Commission's obligation to convey the Offered Property to the successful bidder is subject to the following conditions:

- (a) Payment of the full purchase price for the Offered Property by the successful bidder at closing.
- (b) All agreements relating to the sale and use of the property will be subject to review by attorneys for the Commission and the Town to assure compliance with all applicable

RESOLUTION 2015-04

laws and agreements to which the Commission and Town
are subject.

APPENDIX 1

Description Of Offered Property

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RESOLUTION 2015-05

A RESOLUTION ADJUSTING APPROPRIATION OF FUNDS

WHEREAS, the Town Council of the Town of Griffith under order of the Department of Local Government Finance is required to make adjustments to the Budget of the Town of Griffith for 2015.

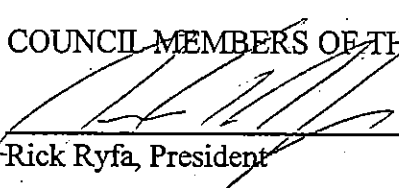
NOW, THEREFORE, BE IT RESOLVED, that there is hereby adjustments in the following appropriation of funds as follows:

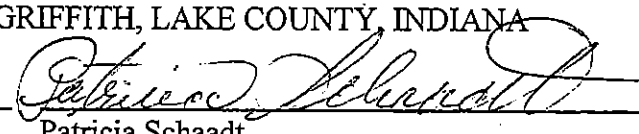
Account #	Department	Line Item	Amount
230001128	Rainy Day	Healthcare	-\$106,000
230001226	Rainy Day	Fuel	-\$30,000
230001360	Rainy Day	Street Repair	-\$114,000
202001240	Local Roads & Streets	Street Repair Supplies	-\$36,656
202001360	Local Roads & Streets	Street Repair	-\$100,000
202001436	Local Roads & Streets	Mobile Equipment	-\$70,000
308001580	Sanitary Sewer Bond	Interest	<u>-\$2,238</u>
			-\$458,894

BE IT FURTHER ORDAINED that this Resolution shall be in full force and effect from and after its passage.

PASSED AND ADOPTED by the Town Council of the Town of Griffith, Lake County, Indiana this 17th day of February, 2015.

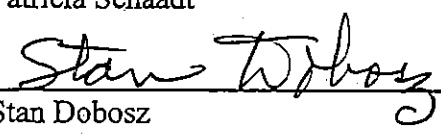
COUNCIL MEMBERS OF THE TOWN OF GRIFFITH, LAKE COUNTY, INDIANA


Rick Ryfa, President


Patricia Schaadt


ABSENT

Glen Gaby


Stan Dobosz


Larry Ballah

Attest:


George N Jerome
Clerk-Treasurer