

**Minutes of Meeting of
Members of
Mid-States Corridor Regional Development Authority**

November 5, 2021

Call to Order

Vice-Chairman Ken Mulzer, Jr., called to order the meeting of the members of Mid-States Corridor Regional Development Authority ("**Mid-States**") at 4:01 p.m., EST, on November 5, 2021, at the Huntingburg Event Center, 110 East 14th Street, Huntingburg, Indiana 47542.

Roll Call

Vice-Chairman Ken Mulzer conducted a Roll Call.

Mark A. Schroeder	Absent
Scott Blazey	Absent
David Drake	Present
Sue Ellspermann	Present
Ken Mulzer, Jr.	Present

Others present:	William J. Kaiser, Jr., Legal Counsel	Via Teleconference
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A quorum being present, the meeting was called to order by Ken Mulzer, Vice-Chairman.

Public Attendees

It was noted there were five members of the public in attendance.

To the extent a registration and sign-in sheet was made available for members of the public to sign, it is attached.

Approval of Minutes

The first order of business was the approval of the August 6, 2021 minutes. A motion was introduced by Sue Ellspermann, and seconded by David Drake, and the following resolution was introduced:

WHEREAS, the Board has reviewed the August 6, 2021 minutes of Mid-States.

NOW, THEREFORE, BE IT RESOLVED, that the August 6, 2021 minutes are hereby approved.

Vice-Chairman Mulzer then requested a vote to adopt the above resolution.

Vice-Chairman Mulzer conducted roll call vote to adopt the above resolution.

Scott Blazey	Absent
David Drake	Yea
Sue Ellspermann	Yea
Ken Mulzer, Jr.	Yea
Mark A. Schroeder	Absent

Financial Report

Treasurer Sue Ellspermann then reported to the Board as to the financial matters for Mid-States.

Treasurer Ellspermann reported on the 3rd Quarter financial report as of September 30, 2021 (copy attached).

Treasurer Ellspermann then distributed to the members of the Board a copy of the Report of Receipts and Disbursements for fiscal year 2021 through September 30, 2021 (copy attached), which identified a final ending checking account balance of \$1,406,483.46.

After discussion and upon motion made by David Drake, and seconded by Ken Mulzer, the following resolution was introduced:

RESOLVED, that the financial report prepared by Treasurer Sue Ellspermann be accepted and approved.

Vice-Chairman Mulzer then requested a vote to adopt the above resolution.

Vice-Chairman Mulzer conducted roll call vote to adopt the above resolution.

Scott Blazey	Absent
David Drake	Yea
Sue Ellspermann	Yea
Ken Mulzer, Jr.	Yea
Mark A. Schroeder	Absent

Other Business

Status of Tier I EIS Study

Vice-Chairman Mulzer requested that Mr. Kaiser provide a report on the status of the Tier I EIS Study.

Mr. Kaiser then reviewed the status of the work being conducted by Lochmueller Group, as contractor to INDOT.

Mr. Kaiser noted that it now appears the December 19 completion date for the draft EIS is in jeopardy, and it is expected that the draft EIS will slip into 2022.

The Board then discussed that status of the Tier I EIS Study.

RDA Website Initiative

Vice-Chairman Mulzer asked Mr. Kaiser to report on the status of the website initiative

Mr. Kaiser reported that the website link had been forwarded to all Board members for their review and comments. Mr. Kaiser noted that several Board members had provided constructive comments and thanked them for their comments.

Mr. Kaiser noted that the website is an informational website which includes information on the operations and activities of the RDA. Mr. Kaiser noted, for instance, that the minutes which were approved at this meeting for the past August 6, 2021, meeting will be updated and included on the website.

The Board members thanked Mr. Kaiser for his assistance with the website development and completion.

Amendment to VUJC Lease Agreement

Vice-Chairman Mulzer reported that Mid-States is seeking an amendment to the VUJC Lease to try to split the current two-year renewal option into two one-year renewal options. Vice-Chairman Mulzer reported that he understood that the proposed amendment had been delivered to VUJC, but had not been executed, nor had comments been received.

Vice-Chairman Mulzer then asked Mr. Kaiser for any comments he may have.

Mr. Kaiser commented that Vice-Chairman Mulzer had correctly summarized the status in that Mid-States wanted to make certain that if it only needed to have the VUJC office for Lochmueller for another year, that it could renew the Lease for one year. Mr. Kaiser commented that it was expected that the office would receive significant activity following the announcement of the recommended route as part of the draft EIS.

Payment of INDOT Invoice

Vice-Chairman Mulzer then presented to the Board information regarding the status of the negotiations with INDOT regarding cost increases with respect to the Tier I EIS Study.

Vice-Chairman Mulzer summarized that there were approximately \$450,000 in cost increases currently known due to legal review and Covid 19. Mid-States is seeking to share those increased costs with INDOT. It has currently been proposed that Mid-State accept \$200,000 in additional costs over the original, not to exceed amount for the Tier I EIS Study. If Mid-States agrees to pay \$200,000 in additional costs towards the Tier I EIS Study, Mid-States would then need to pay to INDOT \$1,040,400 as a final payment.

The Board members discussed the increased costs that have been incurred in connection with the Tier I EIS Study and the obligations of Mid-States to assist with the cost and the completion of the Study under its MOU with INDOT.

The Board asked Mr. Kaiser as to the status of the negotiations.

Mr. Kaiser confirmed the ongoing negotiations and agreed that the payment of \$200,000 towards the additional cost was a reasonable position for the Board to take in connection with the proposed offer to INDOT.

After discussion and upon motion made by David Drake, and seconded by Sue Ellspermann, the following resolution was introduced:

RESOLVED, that a final payment by Mid-States as to its obligations to INDOT under the MOU for the Tier I EIS be made up to the amount of \$1,040,400.

Vice-Chairman Mulzer then requested a vote to adopt the above resolution.

Vice-Chairman Mulzer conducted roll call vote to adopt the above resolution.

Scott Blazey	Absent
David Drake	Yea
Sue Ellspermann	Yea
Ken Mulzer, Jr.	Yea
Mark A. Schroeder	Absent

Public Comments

Vice-Chairman Mulzer then asked if there were any public comments or questions regarding the meeting and the matters discussed by the Board.


Vice-Chairman Mulzer then entertained several comments from members of the public.

Future Meeting Dates

After discussion and agreement among the Board members, it was announced that the 2022 meeting dates of the Board are as follows:

- February 4, 2022
- May 6, 2022
- August 5, 2022
- November 4, 2022

There being no further business, the meeting adjourned at 4:30 p.m.



Sue Ellspermann, Secretary