

BOC 3/17/26

NOTICE OF TIME CHANGE:

PREVIOUSLY SCHEDULED FOR 6:00PM, NOW BEING HELD AT 11:00AM

Tuesday, March 17, 2026 11:00AM, 4 th Floor Main Council Chambers

Baxmeyer absent. 7 on line.

All items passed by 2-0 votes.

Morton made a motion: adjourned at 11:46 (!)

A. FIRST ORDER OF BUSINESS: Opening and Reading of Bids/Letters of Interest on:

B. REPORTS AND REQUESTS FROM:

COMMISSIONERS:

a) Approval of the Accounts Payable Docket

b) Bill Schalliol: Approval of Memorandum of Understanding with City of Mishawaka, St Joseph County Redevelopment Commission, St Joseph County Board of Commissioners and Microsoft Corporation

Microsoft will put into an escrow account \$12,577,375. Microsoft has acquired property in SJC for its data center construction. Mishawaka provides water and sewer, pending successful review by the IN Utility Regulatory Commission. SJC will provide engineers and construction. Microsoft also agrees to pay up to \$75,000 for Access to Public Records Act requests. I notice that the BOC and the SJC Redevelopment Commission are both listed in this MOU, and this MOU is being discussed by both the BOC and the SJC Redevelopment Commission this morning. Bill Schalliol presented this as a done deal. There will be a future MOU related to actual construction and road improvement. It's complex. 5 groups are involved in this part of the project to get predevelopment design and work done, like arranging utility corridors. Microsoft is covering all costs for this part of the agreement.

Schalliol saw various emails against this MOU. We've been working on this for several months. Compared this to the IEC in New Carlisle; this predevelopment is all being paid for by Microsoft. There are timing issues with farmers planting their crops that may be affected.

Ryan Callahan: Background in public health. There is a line item in the DLZ MOU regarding water quality in unincorporated SJC. Please provide the facts of the study of water quality. Please direct DLZ to inform local residents of their rights and status. Regarding Section 9 covering public records, I would encourage you to use your influence with Microsoft for them to be transparent on this issue. Water and energy consumption may be considered a trade secret.

Jamie Sczeronik (SP?): resident of Granger: mr. Schalliol couldn't tell us anything at the public meeting, saying he'd signed NDAs. This should be public: please vote no: Microsoft is the only one benefiting.

Steve Frances: Property owner downstream from this site. 6 years ago, we were told the industry would be built elsewhere. The entire project is 4 times larger than the data center. This is abominable. Follow proper process! Any TIF should be done before the project! Expand the EDA if you want, but do it publicly. I mistrust that Microsoft is paying for everything!

Dan Caruso: If Microsoft is picking up all the early stuff, then they might also finance a lot of the construction. Why have a TIF at all? New Carlisle was the crash test dummy: Did you

learn to make the planning and funding in place BEFORE starting construction? There has been no opportunity for public comment or input on this.

Mary Countryman: No more TIF districts! A complete, detailed site plan must be in place first only while undergoing public approval. There should not be time pressure to do this! Slow down! Where is the water coming from? Is it the same aquifer water that residents get their well water from? With all the empty structures in SJC, it's time to step away from open land.

Bill Schalliol responded: The \$50,000 line item study done by DLZ was regarding water capacity. I can't answer some of the questions: we don't know exactly how many buildings and how much power Microsoft is planning. Apparently waste from the cooling system will not enter the municipal system, but sink and toilet water will. The area has always been identified as an industrial area in the COMP plans. We will research decommissioning agreements.

Brownfields: would love to see the county get involved in brownfield development!

Counsel: The \$75,000 legal request fees are the results of something we learned on the other side of the county (ie, New Carlisle).

c) Employee of the Month: not discussed but was on agenda...

IPG: Sky Medors

a) Approval of Construction Engineering Services Agreement and Addendum with DLZ Indiana for Des. No. 2100024 for Roundabout Improvement at Douglas Road and Bittersweet Road Intersection. Cost is \$419,400, 80% reimbursable through the Federal Aide program. Estimated to be done by 12/31/2028. I note that this contract requires No Investment in Iran as required by IC 5-22-16.5, but DOES include no discrimination clauses re: gender, race, veteran status, etc! Counsel suggested pass (!).

b) Frank Fotia: Approval of ESRI License Renewal Quote with ArcGIS for \$24,465. Tabled.

c) Approval of Consent Agenda: Beacon Health Systems 2026 Sunburst Races Sat. May 30, 2026

and Granger Paths 2026 5K on Sat, May 2, 2026.

PROBATE/JJC: Andrea Halperin:

a) Approval of Nurse Practitioner Agreement with Beacon Health System for Nurse Practitioner Health Care Services & Medication Management to JJC Residents. This has been in place for 3 years.

b) Kristan Skymanski (sp?): Approval of Grant Application Request for 2027 Family Recovery Court

Problem Solving Grant through Indiana Office of Court Services, requesting \$19,500 to increase capacity and enrollment.

IT: Richard Warfield

a) Approval of Quote with Riversys Inc for AV Technology in Probate Court for \$153,025 which was already budgeted for this purpose. This would then match that in the county courts.

PHYSICAL ASSETS: Brie Roberts

a) Approval of Change Order No. 1 with Conrad Schmitt for Courthouse 1 Interior Restoration Project : Necessary due to roof water leak. Confusing, because 5 courtroom packages were described for a total of \$118,345 to add cameras, audio, and control systems. The cost of painting the damaged courtroom in historically accurate colors adds \$156,296 to the original painting cost estimate of \$844,874, will also repair the stained glass lunettes. The stained glass dome can be repaired later. 3 county council members are enthusiastically in favor of this project. To keep the project on track, we are asking the BOC to bridge the funding gap through a different fund. All this information has been submitted to the CC also.

C. OLD BUSINESS: None

D. NEW BUSINESS: None

E: PUBLIC COMMENTS: (THREE MINUTE LIMIT) : None