

TOWN OF PORTER
Redevelopment Commission
303 Franklin Street

July 24, 2012

Meeting was called to order at 6:17 p.m.

Pledge of Allegiance

Present: President Elka Nelson, Vice-President Al Raffin, Greg Stinson,
Jeannine Virtue, Ron Stone.

Absent: Joe Simanski

Also present: Attorney Gregg Sobkowski, Director of Development Mike Barry, Hass Consultant Warren Thiede, and Secretary Karen Spanier.

Consideration of Minutes of Previous Meeting

Al Raffin made the motion to approve the June 26, 2012 minutes, with Greg Stinson making the second. Motion carried 4-0.

Consideration of Claim Docket

Motion to approve the claim docket as presented was made by Jeannine Virtue. Al Raffin made the second.

Motion carried 3-0. Greg Stinson not having chance to review the claims, voted present.

Audience Participation

None

Reports

Director of Development Mike Barry gave the following Reports:

Brickyard Trail – Construction is completed except for the two acquisition areas and paving in the NPS section, which they are expecting to be finished in September.

Brickyard Trail Land Acquisitions – Parcel #2 needs RDC approval to accept the owner's counter offer. Motion to approve the acceptance of counter offer on Parcel 2 the Vazanellis Property was made by Al Raffin, with Greg Stinson making second. Motion carried 4-0.

Orchard Pedestrian Trail – Parcel #1 Easement that was completed last year has been sent to INDOT. Parcel #2 Easement completed earlier this year has been sent to INDOT. Parcel #3 Easement (Hawthorne Park) the documents are being finalized. Parcel #4 Easement (Drywell Location) just started the documents and exhibits which were discussed at the Stormwater Meeting.

Sexton Ave. Fence – During the last storm a tree fell on a section of the fence, we have since received a quote from the same Company that installed the fence in the amount of \$480.00.

Motion to approve \$480.00 repair to the fence located on the RDC'S property was made by Greg Stinson. Jeannine Virtue made the second.

Motion carried 4-0.

President Nelson stated we have recently received from SEH a new version of the outstanding Inter-Local Agreement for the reconstruction of St Rd 49 Pedestrian Trail. It has been forwarded to our Attorney for his review and should be on the agenda for the August meeting.

Report from Attorney

None

Old Business

Orchard Pedestrian Trail - Haas Consultant Warren Theide gave updates to the Trail. He stated they did receive approval from INDOT for the revised drainage plan; included in that plan will be the installation of culverts. The culvert under Franklin St. will be funded as part of the Trail, the culvert in Hawthorne Park will not. Warren estimated the cost for the Ackerman Dr. culvert in Hawthorne Park to be \$43,300.00.

Greg Stinson made the motion to approve payment for this project for a culvert under Ackerman Dr., subject to agreement with the Town Council and or Park Board. Al Raffin made the second.

After discussion, Greg Stinson amended his motion by adding a not to exceed amount of \$45,000.00 Al Raffin made the second to the amendment.

Motion carried 4-0.

Downtown Master Plan - Elka announced starting Friday the Downtown Master Plan Survey will be available for residents to access three different ways. We will have a link on the Town's website; hard copies to complete at Town Hall; and we will have Town representatives with computers available to help the residents complete their surveys on August 14th 5:30-7:00 p.m. prior to the next Town Council Meeting.

Business Owners will be sent letters asking them to please contact SEH Consultants to set up a time to go over their survey questions.

New Business

TIF Expansion – Cender Consultant Dan Botich gave a presentation on TIF Areas at the July RDC meeting. Elka stated there seemed to be confusion as to whether the waterpark property was ever included in the TIF District; no record of the addition could be found. Previous documentation and maps need to be reviewed as to what properties the Commission would like to include in the expansion.

Attorney Sobkowski affirmed the first official action would be for the RDC to adopt a declaratory resolution which would identify the new proposed TIF area, identify amendments to the plan for the area which may include developing a new property acquisition list of potential acquisitions over the next 4 or 5 years.

After the RDC adopts resolution, it would need to be presented to both the Plan Commission and Town Council for their approvals; then notice must be sent by certified mailing to the overlapping tax units with a tax impact analysis and notice must be published in newspaper for Commission to hold a public hearing. The Commission then finally will need to adopt a confirmatory resolution.

Motion for Attorney Sobkowski to prepare a declaratory resolution for the Commission's consideration at next meeting was made by Jeannine Virtue, with Al Raffin making the second.
Motion carried 4-0.

Fields Land Acquisition – Due to a wide discrepancy in the valuation of the parcel and what seems to be a lack of any movement on this piece of property; Greg Stinson made the motion to ask the Town Council to initiate condemnation proceedings on the Fields parcel. Jeannine Virtue made the second.
Motion carried 4-0.

Triangle Lift Station – The Redevelopment needs to consider paying with bond proceeds all expenses for the Triangle Lift Station which will be submitted by the Town Council; however, a copy of the contract for the work being done must be submitted.

Al Raffin made the motion to approve invoices submitted and approved by the Town Council; subject to the RDC receiving a copy of the fully executed contract between Global Land Surveying & Engineering and the Town. Jeannine Virtue made the second.
Motion carried 4-0.

Brickyard Trail Change Order #24 – Director Mike Barry announced we have received a credit for seeding in the amount of \$1,408.50. Even though this is a credit this is an INDOT project and needs the Commissions approval.

Motion to approve the change order was made by Greg Stinson, with Jeannine Virtue making the second. Motion carried 4-0.

Brickyard Property – The Porter Police Department is in need of a site for periodic firearms training and recertification for their Officers; it appears there is an area within the Brickyard Property that would be suitable for this purpose. A letter had been prepared and submitted to IDEM seeking permission on the property for this temporary usage.

Al Raffin made the motion to give Porter Police Department temporary permission to use the site subject to IDEM approval with Greg Stinson making the second.
Motion carried 4-0.

Commission Comments

None

Adjournment

Motion to adjourn was made by Greg Stinson, with Jeannine Virtue making the second.
Meeting Adjourned at 6:53 p.m.

Elka Nelson, President

Albert Raffin, Vice-President

Jeannine Virtue

Greg Stinson

Attest: _____
Karen Spanier, Secretary