

TOWN OF PORTER
Redevelopment Commission Meeting
303 Franklin Street
May 25, 2010

Meeting was called to order at 6:00 p.m.

Pledge of Allegiance

Present: President Bruce Snyder, Vice President Al Raffin, Jon Granat, and Mike Genger
Also present: Attorney Patrick Lyp, Director of Engineering Matt Keiser, Matt Reardon- SEH, Karl Cender, and Secretary Karen Spanier.
Absent: Trevin Fowler and Ron Stone

Consideration of Minutes of Previous Meeting

Motion to approve minutes of the April 27, 2010 meeting was made by Al Raffin, second made by Jon Granat. Motion passed 4-0.

Consideration of Claim Docket

Mike Genger made the motion to approve the May Claims in the amount of \$14,659.13 with Al Raffin making the second. Motion passed 4-0.

Audience Participation

None

Reports

Director of Engineering, Matt Keiser stated he participated on a bus tour through the Tri-Town's Economic Development Areas, and received much positive feedback on the Town of Porter's projects. Mr. Snyder added the article written by Kevin Nevers in the Chesterton Tribune was also very positive for the Town.

Mr. Keiser gave updates on the following projects:

Oakhill Road - Sewer work has been completed, the road has been re-surfaced and landscaping has begun.

Façade Grant – Chesterton/Duneland Chamber received a substantial number of grant applications from the Tri-Town area, 6 of those applications were from the Town of Porter.

Dunes/Kankakee Trail-Town of Porter has teamed up with Porter County on the first leg of the trail with help from Congressman Visclosky's office.

Gateway Project- Bridges are slated for replacement with construction to begin in the next couple of months. SEH Consultant, Matt Reardon stated stakeholder interviews are currently being held and a public input meeting is scheduled for July 14, 2010.

Old Business

Mr. Snyder gave a review on the **sewer collection responsibility**, relating to the TIF district. The sewer infrastructure is in serious despair and is in need of maintenance and updating, we also need to be in compliance with IDEM's agreed order. The estimated cost of the project is in the 4.1 million dollar range and we know the Town does not have the money or the bonding capability to do the project on its

own. At the last RDC meeting, we agreed to accept the financial responsibility for 2.6 million of the project as it relates to the TIF district; and also to appoint Atty Lyp and Mr. Keiser to research and identify any other areas of financial help the RDC could give. As a result, they have identified an additional \$600,000.00 which would bring the total amount to 3.2 million.

To make sure everyone is in agreement and on the same page, Mr. Snyder recommends a series of votes take place.

A motion to issue revenue bonds to finance the Sanitary Sewer upgrades was made by Al Raffin, with Mike Genger making the second. Motion carried. 4-0

Mr. Lyp provided the Commission with a proposal and resume from Scott Peck of the Law Firm Baker & Daniels. Financial Consultant Karl Cender and Atty Lyp have both worked with Mr. Peck on previous projects and highly recommend him.

Motion to retain Scott Peck and the Law Firm of Baker & Daniels to serve as bond council was made by Mike Genger. The second by Al Raffin. Motion carried. 4-0

Bonding Options

Mr. Reardon of SEH and financial consultant Karl Cender gave a brief presentation on capitalization projects, cash flow and financing options. (Attached are two packets explaining the different options of bonding scenarios). Mr. Cender did note once the bond amount is decided and passed on a resolution, you can always lower the amount but not increase it.

Mr. Granat questioned if our TIF district expired in 2019, as previously thought. Cender stated that he believes that after talking to Scott Peck that our TIF would not expire as it does not have end date. Cender further stated that when the new law was enacted on new TIF districts and on expansion of TIF districts they did have a sunset provision, but because ours occurred before the law it would not apply, and we should be ok with a 15 year bond. Cender added that we should make sure to have Scott confirm this and do our due diligence; however in his preliminary opinion we should be alright.

The next discussion is how much to bond and for how long. Mr. Raffin stated he would like to see the Commission finalize this portion at the next meeting; in order to review all figures and a cash statement. Mr. Raffin made the motion for the Commission not to make a decision at this meeting regarding this matter. The second was made by Mr. Granat.

Motion passed 3-1, with Mr. Genger voting no.

Attorney Lyp provided the Commission with a written Resolution, to which a verbal motion was adopted at last meeting, giving 60 days prior to the resolution and until the bond is issued to seek any reimbursable expenses.

Motion to adopt Resolution 01-2010 was made by Mr. Genger, with Mr. Raffin making the second.

Motion Passed 4-0

Treatment Capacity Purchase

The Town of Porter and Town of Chesterton have a Wastewater Service Agreement which stipulates the Town can purchase additional capacity of sewer allotment during a certain time period.

Mr. Granat made the motion to purchase an additional 42,000 gallons of capacity in the amount of \$197,400.00, with Mr. Raffin making the second.

Motion carried 4-0.

Mr. Raffin requested from Mr. Keiser a summary of capacity usage to date for future purchases.

New Business

None

Commission Comments

Mr. Snyder suggested the Commission start scheduling additional meetings every month on a need to be basis. Some of the issues the Commission is facing are time sensitive and also the meetings have been running over on time, delaying the Town Council meetings.

Motion to hold two meetings as needed on the 2nd and 4th Tuesday of every month at 6:00 p.m. was made by Al Raffin. Mr. Granat made the second. Motion carried 4-0.

Mr. Granat requested a Bond workshop be held prior to next meeting so all members can be on the same page. He stated he missed the last meeting he was invited to and wants to make sure he has received all the information.

Mr. Raffin stated perhaps a joint workshop with the Council to get their input on certain matters.

Mr. Snyder suggested the members can call Mr. Keiser, Mr. Cender or Attorney Lyp if they have any questions or concerns any time prior to the meetings to gather information. He does not feel a workshop is necessary the investigations he has done on his own has satisfied his inquiries; however if it is the consensus of the Commission it can be scheduled prior to the regular meeting.

Mr. Raffin stated that time is difficult for him to gather information sometimes between his work and other commitments, and a workshop with the Council would be very informative.

Mr. Raffin made motion for a workshop to be held at 5:30 p.m. on Tuesday June 8, 2010 in conjunction with the Town Council, for a discussion which will relate to the Bonding issues. Mr. Granat made the second. Motion carried by consensus.

Motion to adjourn was made by Jon Granat, with Al Raffin making the second.

Meeting Adjourn. 7:00 p.m.

Bruce Snyder, President

Albert Raffin, Vice-President

Jon Granat

Mike Genger

Attest: Karen Spanier, Secretary