

TOWN OF PORTER
Redevelopment Commission
303 Franklin Street
August 24, 2021

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

Pledge of Allegiance

Present: Vice President Tara Duffie, Erik Wagner, Allison Hultman, and David Phillips

Absent: President Brian Finley

Also Present: Attorney Gregg Sobkowski, Director of Development Mike Barry, MCR Consultant Matt Reardon, and Secretary Karen Spanier.

Approval of Minutes

Correction to the Minutes, it should say under Audience Participation the Town purchased the property in 2009 for \$350,000.00 not \$50,000.00.

Motion to approve the July 27, 2021 meeting minutes with the change was made by Erik Wagner.

Allison Hultman made the second.

Motion carried 4-0.

Consideration of Claims

Motion to approve the August claims was made by Erik Wagner, with David Phillips making the second.

Motion carried 4-0.

Audience Participation

None

Reports

Director of Development Mike Barry had nothing new to report.

Attorney Sobkowski had nothing new to report.

Old Business

Business Improvement Grant Program

Mike Barry asked if any Board Members had the opportunity to look at any different available Grants. Allison Hultman stated she emailed members copies from Noblesville and Gary, and asked if anyone has a chance to review them.

Mike Barry will call Duneland Chamber and ask for information on their Grant Program.

New Business

Annual TIF Presentation

MCR Consultant Matt Reardon said all Redevelopment Commissions in the State of Indiana are required to give an annual report to the overlapping taxing units.

Those notifications were sent to 8 overlapping units, 10 days prior to this meeting.

The report contains Budget information, figures earmarked for other capital improvements and future plans for Porter TIF allocation areas.

Reardon noted in 2020 and 2021 TIF and Cedit funds were allocated for the new Public Works Building Project.

He briefly went over the report (which is attached to these minutes) and ask if anyone had any questions.

Allison Hultman said she thought Kristin Kroger was not a Member of the School Board in 2020. Tim McGinty actually was her replacement.

Reardon said he would check and if a correction is made he will give Mike Barry the corrected report.

Tara Duffie had an unrelated question; she asked to clear up some facts on the Brickyard Property.

She asked if the Brickyard is just a piece of property that needs regular mitigation.

Barry responded by saying the property is not going to be used to build a School, and he just recently received the study done by the School but has not had time to review it. He stated there is no good way to talk about this Property without the proper information.

A brief discussion followed.

Commission Comments

Allison Hultman said she will resend copies of the Grant Applications for review.

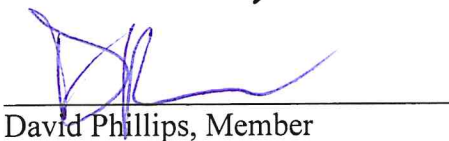
Adjournment

Erik Wagner made the motion to adjourn, with David Phillips making the second.

Meeting Adjourned at 6:22 p.m.


Tara Duffie, Vice-President


Erik Wagner, Secretary


David Phillips, Member


Allison Hultman, Member

Attest: 
Karen Spanier, Recording Secretary

TOWN OF PORTER, INDIANA PORTER REDEVELOPMENT COMMISSION

Annual Report to Overlapping Taxing Units For 2020

PURPOSE OF THE REPORT

Indiana Code ("IC") 36-7-25-8 specifies the reporting requirements for redevelopment commissions and requires redevelopment commissions to make an annual presentation:

IC 36-7-25-8 Redevelopment commission; duty to annually present information to taxing units

Sec. 8. (a) Each redevelopment commission shall annually present information for the governing bodies of all taxing units that have territory within an allocation area of the redevelopment commission. The presentation shall be made at a meeting of the redevelopment commission and must include the following:

- (1) The commission's budget with respect to allocated property tax proceeds.
- (2) The long-term plans for the allocation area.
- (3) The impact on each of the taxing units.

(b) The governing body of a taxing unit that has territory within an allocation area of the redevelopment commission may request that a member of the redevelopment commission appear before the governing body at a public meeting of the governing body.

The purpose of this Overlapping Units Report for 2020 is to meet the statutory disclosure and filing requirements to the executive and fiscal body of the unit, being the Town Council, all in accordance with IC 36-7-25-8.

INTRODUCTION

The Town of Porter has created (the "Department") is administered and managed by the Commission. The Department and the Commission were established by the Town Council to overcome and alleviate conditions that create areas needing redevelopment in designated areas of the Town through new development, redevelopment and rehabilitation activities designed to improve economic and physical conditions under its jurisdiction (the "Redevelopment District") – which is coterminous with the corporate boundaries of the Town– in accordance with IC 36-7-14, titled "Redevelopment of Areas Needing Redevelopment Generally; Redevelopment Commissions" and IC 36-7-25 titled "Additional Powers of Redevelopment Commissions" (together, the "Act").

It is the duty of the Commission in accordance with IC 36-7-14-11 to:

Investigate, study, and survey areas needing redevelopment within the Redevelopment District;
Investigate, study, and determine, to the extent possible, combat the causes of areas needing redevelopment;
Promote the uses of land in the manner that best serves the interests of the district and its inhabitants;
Cooperate with the Town, its departments and other governmental entities and agencies in the manner that best serves the purposes of the Act;
Make findings and reports on their activity under the Act and to keep reports open to inspection by the public at offices of the Department and/or the Commission;
Select and acquire the areas needing redevelopment to be redeveloped under the Act; and
Replan and dispose of areas needing redevelopment in the manner that best serves the social and economic interests of the district and its inhabitants.
The Commission is a separate, legal entity; however, the Town Council serves as the legislative body, approving certain actions of the Commission pursuant to the Act.

Commission staff coordinates budget and reporting requirements, along with the preparation of the Commission minutes. The Commission retains the professional consulting services to provide Commission reporting and project implementation services to supplement Commission staff, including but not limited to:

- (i) Legal counsel to provide guidance and advice to the Commission as it relates to legal opinions, recommendations, and review of official documents and actions of the Commission;
- (ii) Municipal financial advisory services to provide guidance and advice to the Commission applicable to financial matters, financial reporting as it relates to tax increment in designated allocation areas of the district, and other redevelopment and economic development planning and strategic matters;

- (iii) Engineering consulting services to assist with the planning, scheduling, design, survey, mapping and cost estimates for identified public capital investment projects of the Commission.
- (vi) Economic Development Consulting professionals to assist in real estate development, development agreements, planning documents and incentives analysis.
- (v) Design and construction of new public works facility.

QUALIFIED AND ACTING COMMISSIONERS

Qualifications to be a member of the Commission include, in accordance with IC 36-7-14-7(d):

Members must be at least 18 years of age; and
Members must be a resident of the Town.

The Commission is comprised of five (5) members of appointees by the appropriate appointing authorities in accordance with IC 36-7-14-6.1. The terms of office shall be in accordance with IC 36-7-14-7 of the Act with each member, upon appointment as certified by the Town Clerk-Treasurer and upon taking and subscribing to an oath of office, serving for a period of one year from the first day of January after appointment and until a qualified successor is appointed.

The following individuals were qualified, appointed and took an oath of office as Commission members ("Commissioners") for calendar year 2020.

The members of the Commission in 2020 were:

Erik Wagner
Presidential Appointment
William Lopez
Presidential Appointment
Greg Stinson
Presidential Appointment
Brian Finley
Council Appointment
Tara Duffie
Council Appointment

Furthermore, in accordance with IC 36-7-14-6.1(a) the municipal executive shall also appoint an individual to serve as a nonvoting advisor to the Commission beginning July 1, 2008. Pursuant to Section 6.1(d), the nonvoting member must be a member of a school board of a school corporation that includes all or part the Redevelopment District, serving for a term of two (2) years or until a successor is appointed and at the pleasure of the appointing authority. Representing the Duneland School Corporation

Kristin Kroeger-Board Member Duneland School Corporation

Commission Officers

The members of the Commission nominated and elected the following from its membership as Commission officers:

Commissioner	Office
Brian Finley	President
Tara Duffie	Vice-President
Erik Wagner	Secretary

Commission Standing Committees and Membership

The Commission has not established any standing committees to research or provide advice to the full Commission.

Commission Employees

The Commission has no employees.

BUDGET

The 2020 Year Ending Town of Porter Redevelopment Budget is listed below:

REDEVELOPMENT COMMISSION GENERAL STATEMENT

Porter Civil Town, Porter County, Indiana Cash & Investments Combined Statement - 2020

Local Fund Number	Local Fund Name	Beg Cash & Inv Bal Jan 1, 2020	Receipts	Disbursement	End Cash & Inv Bal Dec 31, 2020
406	REDEVELOPMENT-GENERAL	\$2,242,555.75	\$895,600.79	\$913,035.20	\$2,225,121.34
407	RDC CONSTRUCTION-SERIES A	\$2,746.49	\$0.00	\$0.00	\$2,746.49
408	RDC RESERVE-SERIES A	\$365,195.00	\$0.00	\$0.00	\$365,195.00
409	RDC BOND PYMNT SERIES A	\$0.00	\$360,780.00	\$360,780.00	\$0.00
410	RDC CONSTRUCTION-SERIES B	\$164.85	\$18.30	\$0.00	\$183.15
411	RDC RESERVE-SERIES B	\$90,992.50	\$0.00	\$0.00	\$90,992.50
412	RDC 2015 BOND CAPITAL	\$1,125,617.69	\$164,785.00	\$1,290,402.69	\$0.00
413	RDC 2015 BOND RESERVE	\$392,409.92	\$0.00	\$0.00	\$392,409.92
	GRAND TOTAL	\$4,219,682.20	\$1,421,184.09	\$2,564,217.89	\$4,219,682.20

REDEVELOPMENT COMMISSION DEBT

Porter Civil Town, Porter County, Indiana Debt Statement - 2020

Debt Class	Description or Purpose	Beginning Principal Balance as of Jan. 1, 2020	Additions	Reductions	Ending Principal Balance as of Dec. 31, 2020	Principal and Interest Due in 2021
Revenue Bonds	Redevelopment District Tax Increment Revenue Bonds 2010A	\$2,040,000.00	\$0.00	\$280,000.00	\$1,760,000.00	\$360,186.25
Revenue Bonds	Redevelopment District Tax CREDIT Revenue Bonds 2010B	\$495,000.00	\$0.00	\$70,000.00	\$425,000.00	\$86,953.75
Revenue Bonds	Redevelopment District Tax Increment Revenue Bonds, Series 2015	\$3,900,000.00	\$0.00	\$0.00	\$3,900,000.00	\$164,785.00
	GRAND TOTAL	\$6,435,000.00	\$0.00	\$350,000.00	\$6,085,000.00	\$611,925.00

REDEVELOPMENT COMMISSION BUDGET EXPENDITURES

Porter Civil Town, Porter County, Indiana Detailed Disbursements for all Funds 2020

REDEVELOPMENT- GENERAL	Professional Services	\$205,753.53
	Utility Services	\$144.00
	Repairs and Maintenance	\$20,000.00
	Other Services and Charges	\$25,689.15
	Total Services and Charges	\$251,586.68
	Buildings	\$135,883.52
	Total Capital Outlays	\$135,883.52
	Transfer Out - Transferred To Another Fund	\$525,565.00
	Total Other Disbursements	\$525,565.00
	Total REDEVELOPMENT- GENERAL	\$913,035.20

PLANS FOR THE ALLOCATION AREA(s)

The Porter Redevelopment Area was created in 1989, amended in 2008 and again in 2012. The Redevelopment Commission anticipates and plans for development of these areas as allowable under the statutes and further stipulates that all funding collected with the areas shall be used for the purposes set forth in the planning documents.

In 2018 (Expires 2043) the Redevelopment Commission created an additional redevelopment area with the community. That is the Wabash Avenue Area. The Redevelopment Commission anticipates and plans to continue Redevelopment efforts in this areas through expiration.

TAX IMPACT

There is no tax impact from the Porter Allocation areas. The overlapping units, per statute, keep all of their base assessed value, and the Redevelopment Commission only captures growth in the area. All funds in the district are budgeted for both short term and longer-term infrastructure development as well as developer incentive for projects that generate significant new increment, innovation in development/reuse and or create substantial new jobs for the Town.

Redevelopment Commission Contact Information

For further information related to this 2020 Overlapping Units Report, the public may contact the following Town representative during the regular business hours (8:30 a.m. and 4:30 p.m. - Monday through Friday, except for Town designated holidays). The Redevelopment Commission is also available to make a presentation to the overlapping units' board if requested.

Name of Representative

Michael Barry
Building and Development Director

Telephone Number: (219) 405-8615

Email (Direct): mbarry@townofporter.com

Website Address: www.townofporter.com