

TOWN OF PORTER
Redevelopment Commission
303 Franklin Street
July 28, 2020

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

Pledge of Allegiance

Present: President Brian Finley, William Lopez, Tara Duffie, and Allison Hultman

Absent: Erik Wagner

Also Present: Attorney Gregg Sobkowski, Director of Development Mike Barry, MCR Consultant Matt Reardon, Anton Insurance Agent Jim Anton, and Tammie Sufana.

Approval of Minutes

Tara Duffie made the motion to approve the May 26, 2020 minutes and June 4, 2020 special Meeting minutes, with William Lopez making the second.

Motion carried 3-0; with Allison Hultman abstaining.

Consideration of Claims

Motion to approve the July claims was made by William Lopez. Tara Duffie made the second.

Motion carried 4-0.

Audience Participation

None

Reports

Director of Development

Mike Barry stated that in the price of the New Public Works Building he included an allowance, so there wouldn't be change orders coming up every month. If there are any changes, they would come out the allowance and at the end of the project if there is an overage we don't have to pay.

He noted NIPSCO will need to run conduit and wiring from the old transformer to the new transformer at the new building, resulting in Change Order #2 in the amount of \$7,443.42. This amount would come from said allowance.

Motion to approve Change Order #2 in the amount of \$7,443.42 was made by Allison Hultman. Tara Duffie made the second.

Motion carried 4-0.

Barry gave updates on New Building announcing that the floor slabs will be poured on Thursday. The block wall will start going up in the new office on August 10th, and the building itself will be delivered on August 12th.

Attorney Sobkowski had nothing to report.

Old Business

None

New Business

Builders Risk Policy

Jim Anton with Anton Insurance Agency provided the Commission with a quote from Zurich Insurance for the Builders Risk Policy in the amount of \$3,833.00. Total insured limit amount is \$1,533,000.00, and is split with \$1,361,000.00 for the new PW Building itself and \$172,000.00 for the Salt Storage. This policy will provide coverage during course of construction and also covering the materials as building is being erected.

Tara Duffie wanted to confirm that this type of coverage is not covered by the Contractor.

Brian Finley said it is not.

Duffie said in the quote it states loss to undamaged portion of building is included, and asks if there is a limit to that. She also questioned when the coverage of policy would end.

Jim Anton said it would be included in the total coverage amount of \$1,533,000.00; and once the Occupancy Permit is issued on the building coverage would terminate.

Allison Hultman asked if the premium amount for policy would be paid from the allowance.

Mike Barry said it would not, that the amount will be taken from the RDC General Fund.

William Lopez made the motion to approve Builders Risk Policy from Zurich Insurance, with Allison Hultman making the second.

Motion carried 4-0.

MCR Presentation

Matt Reardon with MCR Partners told the Commission the Overlapping Taxing Units were sent an invitation this meeting to hear and talk about the things that incurred in 2019 and discuss a few items in 2020.

He gave Commission Member a copy of the Annual Report that was filed with the DGLF and also posted on the Gateway website per I.C. #36-7-25-8. He briefly went over report (herewith in attached) noting the Fund balances, revenue and expenditures.

As part of the requirements and notifications to the Overlapping Taxing Districts, the Commission is to report if all the new increment that would be generated will be attained. He stated that if a Community is not going to use the money they have from the Redevelopment areas, they can release it to the Overlapping Taxing Districts.

He noted like most Communities, Porter chose to continue collecting all the increments they receive and use for all current and future programs and projects. Such include the Fire Station, Brickyard Property, Bike Trails, and the continuation of the Marquette Plan.

He ended by saying the most important thing to emphasize is there is no tax impact for the creation of the allocation area and without it none of these Capital Projects would be done.

Commission Comments

William Lopez welcomed Allison Hultman to the Commission. She is taking the place of Greg Stinson who resigned.

Adjournment

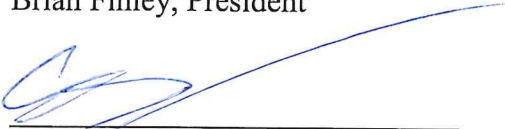
Tara Duffie made the motion to adjourn, with William Lopez making the second.
Meeting Adjourned at 6:21 p.m.



Brian Finley, President



Tara Duffie, Vice-President



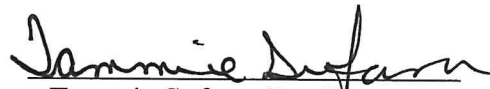
Erik Wagner, Secretary



William Lopez, Member



Allison Hultman, Member

Attest: 
Tammie Sufana, Pro-Tem

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.

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 2019.

The members of the Commission in 2019 were:

Erik Wagner

Presidential Appointment

William Lopez

Council Appointment

Greg Stinson

Council Appointment

Brian Finley

Council Appointment

Tara Duffie

Presidential 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
William Lopez	President
Brian Finley	Vice-President
Eric 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 2019 Year Ending Town of Porter Redevelopment Budget ending 2019 is listed below:

REDEVELOPMENT COMMISSION GENERAL STATEMENT

Porter Civil Town, Porter County, Indiana Cash & Investments Combined Statement - 2019

Local Fund Number	Local Fund Name	Beg Cash & Inv Bal Jan 1, 2019	Receipts	Disbursement	End Cash & Inv Bal Dec 31, 2019
406	REDEVELOPMENT-GENERAL	\$2,131,185.34	\$752,646.71	\$641,276.30	\$2,242,555.75
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	\$359,986.25	\$359,986.25	\$0.00
410	RDC CONSTRUCTION-SERIES B	\$146.60	\$18.25	\$0.00	\$164.85
411	RDC RESERVE-SERIES B	\$90,992.50	\$0.00	\$0.00	\$90,992.50
412	RDC 2015 BOND CAPITAL	\$1,208,497.88	\$165,304.06	\$248,184.25	\$1,125,617.69
413	RDC 2015 BOND RESERVE	\$392,409.92	\$0.00	\$0.00	\$392,409.92
	GRAND TOTAL	\$4,191,173.73	\$1,277,955.27	\$1,249,446.80	\$4,191,173.73

REDEVELOPMENT COMMISSION DEBT

Porter Civil Town, Porter County, Indiana Debt Statement - 2019

Debt Class	Description or Purpose	Beginning Principal Balance as of Jan. 1, 2019	Additions	Reductions	Ending Principal Balance as of Dec. 31, 2019	Principal and Interest Due in 2020
Revenue Bonds	Redevelopment District Tax Increment Revenue Bonds 2010A	\$2,310,000.00	\$0.00	\$270,000.00	\$2,040,000.00	\$360,780.00
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
		\$6,210,000.00	\$0.00	\$270,000.00	\$5,940,000.00	\$525,565.00

REDEVELOPMENT COMMISSION BUDGET EXPENDITURES

REDEVELOPMENT-GENERAL	Professional Services	\$52,956.55
	Utility Services	\$144.00
	Repairs and Maintenance	\$20,000.00
	Other Services and Charges	\$43,404.50
	Total Services and Charges	\$116,505.05

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.

Redevelopment Commission Contact Information

For further information related to this 2019 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