

TOWN OF PORTER
Redevelopment Commission
303 Franklin Street
March 27, 2018

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

Pledge of Allegiance

Present: President Elka Nelson, Vice President Erik Wagner, Greg Stinson, William Lopez, and Jeannine Virture

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

Approval of Minutes

Jeannine Virtue made the motion to approve the February 27, 2018 meeting minutes, with Erik Wagner making the second.

Motion carried 5-0.

Consideration of Claims

Motion to approve the February claims as presented was made by Erik Wagner. Greg Stinson made the second.

Motion carried 5-0.

Audience Participation

None

Reports

Director of Development Mike Barry said when Munson place was built, the plan was to include upgrades to the Cardinal Court lift station for future development in that area. This was never completed.

He stated there has been several inquiries on the property Lake Erie owns in the area of Tremont Rd, Hwy 20 & 49. However, we are unsure of how much sewer capacity we would have for anyone to start a development in that industrial area.

Barry presented a Contract from Haas & Associates to prepare a study to determine exactly what would be needed to make that property functional. The cost for the study is \$22,400.00, and he is asking RDC to pay for it.

The question was asked if perhaps the Sewer Fund could pay for the study. Stinson stated he would research as to which fund has less obligations and would be more feasible to pay for this study.

Jeannine Virtue made the motion to table the Haas Contract, with Greg Stinson making the second. Motion carried, 5-0.

Barry stated since the last time we updated the TIF District, Porter County has missed TIF revenues on three parcels (Waterpark, Dollar General, and Porter Quick Stop). He is notifying County to get this issue rectified.

Attorney Sobkowski stated that the RDC is only meeting when there is specific projects to discuss. He is recommending the RDC terminate his contract, and have the Town pay for his legal services under their general service contract.

Lopez will request such at the next Council meeting.

Old Business

None

New Business

Umbaugh Contract-Continuing Disclosures

Nelson announced the TIF Annual Report has been completed and posted and sent to the Council, prior to the April 15th deadline.

Motion to approve Umbaugh Contract was made by Greg Stinson. Erik Wagner made the second. Motion carried, 5-0.

Wabash Avenue Economic Development Plan

Nelson affirmed the Wabash Avenue Development Plan is to create an allocation area at Porter Beach. She outlined the area referring to page 8 in the Plan (herewith in attached).

Attorney Sobkowski told the Commission if they are satisfied with the Plan as submitted, they would need to adopt a Declaratory Resolution creating the area.

Once official action has been taken adopting the Resolution, it will be sent to the Plan Commission for them to confirm it is consistent with the Comprehensive Plan for the Town.

Then the RDC would hold a public hearing on the creation of the plan area and adopt a Confirmatory Resolution.

The Town Council would also need to approve a Resolution adopting the said area.

Speaking in detail and going through the Development Plan packet contents (herewith in attached) was MCR Consultant, Matt Reardon. He stated the Attorney has reviewed the Plan from a legal stand point, and asked if Commission member had any questions or concerns.

Nelson questioned if any residential property was included on the property acquisition List. Reardon stated two of the properties are zoned residential and at the time of this proposal were not occupied. Nelson asked that the last sentence on page 14 of the plan be amended or removed.

Attorney Sobkowski will work with Development Director Barry and MCR Consultant Reardon on the verbiage of the Plan prior to the Resolution being presented.

Motion for Attorney to prepare a Declaratory Resolution with forthcoming amendments, was made by Jeannine Virtue. Greg Stinson made the second.

Motion carried, 5-0.

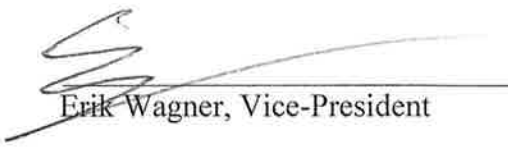
Commission Comments

None


Adjournment

Jeannine Virtue made the motion to adjourn, with Erik Wagner making the second.
Meeting Adjourned at 6:40 p.m.

Elka Nelson, President




Erik Wagner, Vice-President



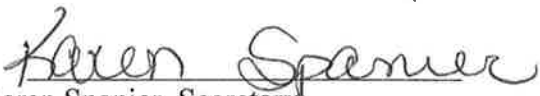
William Lopez, Member

Jeannine Virtue, Member



Greg Stinson, Member

Attest:



Karen Spanier, Secretary