

TOWN OF PORTER
Redevelopment Commission
303 Franklin Street
January 24, 2016

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

Present: President Erik Wagner, William Lopez, Jeannine Virtue, Elka Nelson, and Brian Finley

Absent: John Marshall, non-voting member

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

Organizational Appointments

William Lopez made the motion to nominate Erik Wagner as President for; Brian Finley made the motion to nominate Elka Nelson. Comments were called for, and with none given nominations were closed. Roll Call Vote:

William Lopez for Erik Wagner

Brian Finley for Elka Nelson

Erik Wagner for Erik Wagner

Jeannine Virtue for Elka Nelson

Elka Nelson for Elka Nelson

Vote: Wagner 2; Nelson 3

Erik Wagner passed the gavel to President Elka Nelson.

Jeannine Virtue made the motion to nominate Erik Wagner for Vice President. Comments were called for, and with none given nominations were closed.
Motion carried 5-0.

Erik Wagner made the motion to nominate William Lopez as Secretary. Comments were called for, and with none given nominations were closed. Elka Nelson made the second.
Motion carried 5-0.

Erik Wagner the motion to retain Karen Spanier as Recording Secretary, with William Lopez making the second. Motion carried 5-0.

Approval of Minutes

William Lopez made the motion to approve the September 27, 2016 meeting minutes with Jeannine Virtue making the second.
Motion carried 3-0; with Elka Nelson and Brian Finley abstaining.

Consideration of Claims

Motion to approve the January claims as presented was made by Jeannine Virtue. Erik Wagner made the second.
Motion carried 5-0.

Audience Participation

Director of Parks Brian Bugajski stated the Gator Lease (which was paid for by the RDC through a \$5,000.00 per year equipment budget in the Trail Maintenance Agreement) was paid off in November 2016. It has been a valued piece of equipment for Trail Maintenance and he would like to continue to improve the Maintenance Equipment by purchasing an off-set tow behind mower.

Bugajski said the cost is \$3,000.00-\$4,000.00 and is asking the RDC to pay for 3/4 of the cost while the Park Department will pay the remaining 1/4.

By consensus, Bugajski was authorized to solicit quotes and report back at the next meeting.

Reports

Director of Development Mike Barry stated he emailed all the updates.

Attorney Sobkowski has nothing new to report.

Old Business

None

New Business

Consultant Contracts

Attorney Contract

Jeannine Virtue made the motion to approve Hodges & Davis Attorney Contract, with Erik Wagner making the second.

Motion carried, 5-0.

Haas Engineering Contract

Jeannine Virtue made motion to approve the Haas service agreement. Brian Finley made the second.

Motion carried, 5-0.

MCR Consulting Contract

Brian Finley made the motion to approve the Contract, with Jeannine Virtue making the second.

Motion carried, 5-0.

Global Engineering Contract

Jeannine Virtue made the motion to accept the contract, with William Lopez making the second.

Motion carried, 5-0.

Abonmarche Consulting Contract

Erik Wagner made the motion to approve the Contract, with Brian Finley making the second.

Motion carried, 4-1. Jeannine Virtue opposed.

Umbaugh Consulting Contract

Jeannine Virtue made the motion to approve the Contract, with William Lopez making the second.

Motion carried, 5-0

New Business

MCR Presentation

MCR Consultant Matt Reardon stated they were working on two main projects. One being the Brickyard Property; noting that there has been some interest in the development of this site for multi-family uses, as was put forth in the Downtown Master Plan.

The plan suggested a zoning change to accommodate multi-family use when, at the time, were considering what to do with this property. And asking what would be the best course of action for the community.

The Downtown Master Plan was part of Lake Michigan Coastal Grant and went along in concept with the RDA Grants.

With said interest in the property Reardon has drafted a request for qualifications for our Attorney's review. The start of this process would be to authorize MCR to seek two appraisals for this property in order to reach a number to put in the newspaper seeking input from Developers wanting to invest money in the Town. Once appraisals are in will take an average of both; finalize the requests for qualifications and place an ad in the newspaper. The original purchase price for this piece of property paid by RDC was \$350,000.00.

After a brief discussion on appraisal options, Jeannine Virtue made the motion for MCR to obtain two appraisals; with the selection of those appraisers to be made by Elka Nelson, Erik Wagner, and Mike Barry. Brian Finley made the second.

Motion carried, 5-0.

The next, or second main project has to do with the 49 Gateway/20 & 49 area. With a change of plans by the property owner the Lake Erie Land is no longer available for development. In spite of these challenges, there is still outside interest in property along 20 more specifically south of 20 and east of Tremont Road. These parcels are owned by the Town of Porter, Town of Chesterton, and Porter County and have the potential of a very large industrial avenue.

It would have to be a combined voluntary annexation of all three communities; however Porter would be the first phase as that the majority of the traffic would be coming through us.



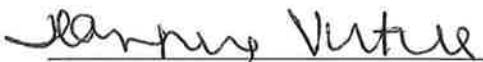
The goal is to get Porter's parcels (approximately 60 acres) ready for development, perhaps with the help of RDA monies. A meeting has already taken place with Town of Chesterton officials and discussions are still continuing, if plans go through this will be a very significant project for all communities.

Commission Comments

None

Adjournment

Jeannine Virtue made the motion to adjourn, with Brian Finley making the second.
Meeting Adjourned at 6:50 p.m.


Elka Nelson, President
Erik Wagner, Vice-President
William Lopez, Member
Jeannine Virtue, Member
Brian Finley, Member

Attest: 
Karen Spanier, Secretary