

**TOWN OF PORTER**  
**Redevelopment Commission**  
**303 Franklin Street**  
March 23, 2015

**Meeting was called to order at 6:04 p.m.**

**Pledge of Allegiance**

**Present:** Vice President Erik Wagner, Joe Simanski, Greg Stinson, and Rob Pomeroy

**Absent:** President Jeannine Virtue

**Also present:** Attorney Laura Frost, Director of Development Mike Barry, Public Works Director Brenda Brueckheimer, Umbaugh Consultant Eric Walsh, John Marshall, non-voting member, and Secretary Karen Spanier.

**Approval of Minutes**

Greg Stinson made the motion to approve the February 24, 2015 minutes as written with Joe Simanski making the second.

Motion carried 4-0.

**Consideration of Claims**

Motion to approve the March claims was made by Joe Simanski. Rob Pomeroy made the second.

Motion carried 4-0.

**Audience Participation**

None

**Reports**

Director of Development Mike Barry reported the last piece of the DK Trail is under construction as the steel retaining wall is being completed. Barry said he is working with National Lakeshore on acquiring the last few permits from IDEM and the Army Corps of Engineers.

Attorney Frost had nothing to report.

**Old Business**

None

**New Business**

**Franklin Alley Quotes -** Barry affirmed two quotes were received for the Franklin Alley Phase 2 Project; they were R.V. Sutton in the amount of \$11,960.00 and Davis & Son Excavating in the amount of \$14,020.00. Haas & Associates sent a letter of recommendation to approve the lowest quote from R.V. Sutton.

Motion to approve R.V. Sutton's quote in the amount of \$11,960.00 was made by Greg Stinson. Joe Simanski made the second.

Motion carried 4-0.

**Resolution RDC2015-01** – Determination for Tax Increment of the Porter Allocation Area for the 2016 Budget Year.

Motion to approve Resolution RDC2015-01 by title only was made by Greg Stinson, with Joe Simanski making the second.

Motion carried 4-0.

Vice President Wagner announced that the 2014 annual report for the RDC has been completed and all Commission members received a copy, along with a copy filed with the Town Council President, the Clerk-Treasurer, and was also uploaded into the DGLF Gateway System on or before March 16, 2015.

Motion to retroactively approve the Annual Report to the Executive for the fiscal year ending December 31, 2014 as submitted was made by Joe Simanski. Rob Pomeroy made the second.

Motion carried 4-0.

Motion to approve the Annual Report to the Fiscal Body for the year ending December 31, 2014 was made by Joe Simanski, with Greg Stinson making the second.

Motion carried 4-0.

Motion to approve the March 1, 2015 Capture Assessment Notice to the Porter County Auditor as it relates to the Porter Allocation Area was made by Greg Stinson. Joe Simanski made the second.

Motion carried 4-0.

**DK Trail Change Order #1** – is to install a box culvert extension in place of the boardwalk, increasing the contract amount by \$26,900.00.

Greg Stinson made the motion to approve change order #1, with Joe Simanski making the second.

Motion carried 4-0.

Vice President Wagner at 6:26 p.m. called for a brief recess in meeting, to allow Umbaugh Consultant to the join meeting.

The meeting reconvened at 6:35 p.m. with Umbaugh Consultant Eric Walsh informing the Commission of the Bonding process and time frame of doing such.

Walsh said because the state legislature implemented a rule that TIF districts are to expire in 2025; (unless they are in need of paying off debts on bonds that are issued by June 30, 2015) the Town has the opportunity to keep its TIF area in existence and collect tax increments through 2040 by issuing new bonds. He stated a bond for \$3-\$4 million could be issued, of which \$2 million can be put towards the Public Works building and about \$1.5 million could be used for paving roads. Walsh said he felt that TIF bonds would be the preferred financing for paving, rather than issuing general obligation bonds which would raise the Town's tax rate.

After brief discussion, Walsh was asked what the next step would be. Walsh replied the RDC would need to approve the contract with Umbaugh and hire a Bond Counsel to stay on the June 30<sup>th</sup> deadline.

Motion to approve the Umbaugh contract in the amount of \$40,000.00 was made by Greg Stinson, Joe Simanski made the second.  
Motion carried 4-0.

Motion to pursue Bond Council was made by Greg Stinson, with Joe Simanski making the second.  
Motion carried 4-0.


#### **Commission Comments**

None

#### **Adjournment**

Joe Simanski made the motion to adjourn, with Greg Stinson making the second.  
Meeting Adjourned at 6:58 p.m.

  
Erik Wagner, Vice-President

  
Greg Stinson

  
Joseph Simanski

  
Rob Pomeroy

Attest:   
Karen Spanier, Secretary