



REDEVELOPMENT COMMISSION
801 MICHIGAN AVENUE
LA PORTE, INDIANA 46350

**Redevelopment Commission
Regular Meeting Minutes
Wednesday, February 28, 2024
5:15 PM**

A meeting of the City of La Porte Redevelopment Commission ("Commission"), was held at City Hall on Wednesday, February 28, 2024 at the hour of 5:15 PM, ("local time"), pursuant to notice duly given in accordance with the rules of the Commission and the Indiana Open Door Law.

The meeting was called to order by President Brian Chalik at 5:15 PM.

On a call of the roll, the members of the Commission were shown to be present or absent as follows:

Members Present: Mr. Brian Chalik, Mr. JT McDermott, and Ms. Jenna Francesconi

Members Absent: Mr. Damon Gasaway and Mrs. Betsy Kabelin Parkison.

Guests Present: Mr. Matthew Hagenow, Councilman Tim Franke, Mr. Bert Cook, Mr. Craig Phillips, Mr. Roscoe Hoffman and Ms. Amanda Haverstick.

Public Comment: None.

Minutes: A motion was made by JT McDermott to approve the meeting minutes from the regular January 31st, 2024 meeting and the September 18th, 2023 special meeting. The motion was seconded by Jenna Francesconi. The motion passed 3-0.

Claims: A motion was made by JT McDermott to approve the February 28, 2024 Claim Docket and seconded by Jenna Francesconi. The motion passed 3-0.

OLD BUSINESS: None.

NEW BUSINESS:

- A. Approval of Resolution Concerning the Transfer of Real Estate from the City of La Porte to the City of La Porte Redevelopment Commission – Matt Hagenow explained that the RDC will need to approve the Resolution concerning the transfer of real estate from the City of La Porte to the City La Porte Redevelopment Commission for the property located at 150 Pine Lake Avenue. JT McDermott made a motion to **approve the Resolution Concerning the Transfer of Real Estate from the City of La Porte to the City of La Porte Redevelopment Commission** and the motion was seconded by Jenna Francesconi. The motion passed 3-0.
- B. Opening of bids for public offering of former Don George Property at 150 Pine Lake Avenue – Craig read aloud the publication dates of February 16th and February 23rd, 2024 for the public offering of real estate located at 150 Pine Lake Avenue. Craig read the bid received from CMG Retail Development, LLC in the amount of purchase price \$40,000.00, which meets the minimum bid

amount based on the average of the property appraisals. JT McDermott made a motion to **accept the bid from CMG Retail Development, LLC in the amount of purchase price \$40,000.00** and the motion was seconded by Jenna Francesconi. The motion passed 3-0.

- C. Approval of engagement letter with Baker Tilly for ongoing TIF assistance – Craig explained the Baker Tilly engagement letter for ongoing TIF assistance. JT McDermott made a motion to **approve the engagement letter with Baker Tilly for ongoing TIF assistance** and the motion was seconded by Jenna Francesconi. The motion passed 3-0.
- D. Approval of improvements for quiet zone improvements at Weller Avenue and Orchard Avenue – Craig explained the request to approve proposed improvements in regards to the quiet zone continuation at Weller Avenue and Orchard Avenue. He read aloud that the City sent the same request for quotes on the proposed improvements to Qwick Kurb, Uline, and Global Industrial. The City received only one quote from Qwick Kurb for the proposed improvements at Weller Avenue and Orchard Avenue in the amount of \$18,768.75. JT McDermott made a motion to **approve the improvements for quiet zone improvements at Weller Avenue and Orchard Avenue in the amount of \$18,768.75** and the motion was seconded by Jenna Francesconi. The motion passed 3-0.

OTHER BUSINESS:

- A. Assignment and Assumption of First Amended and Restated Purchase and Sale Agreement – Matt Hagenow explained the agreement in regards to the property in NewPorte Landing. JT made a motion to **approve the assignment and assumption agreement** and the motion was seconded by Jenna Francesconi. The motion passed 3-0.
- B. Discussion of professional Services for the Project Management of Strategic Incentives with Tina Rongers – Craig explained the contract for professional services with Tina Rongers to complete project management, tracking, central location for information, and communication among city departments. Craig mentioned that the total cost is in the amount not exceed \$4,250 per month including up to 20 hours of service. Craig mentioned that this is only for discussion with RDC this month and will be brought to the board next month for funding a portion of the contract.

There being no further business to come before the Commission, JT McDermott moved to adjourn the meeting; Jenna Francesconi seconded the motion. The motion passed 3-0. The meeting adjourned at 5:31 PM.



Brian Chalik, President



JT McDermott, Secretary