



REDEVELOPMENT COMMISSION
801 MICHIGAN AVENUE
LA PORTE, INDIANA 46350

REDEVELOPMENT COMMISSION MEETING MINUTES

Tuesday, January 28, 2020

5:15 P.M.

City of La Porte Council Chambers
801 Michigan Avenue
La Porte, Indiana

A meeting of the City of La Porte Redevelopment Commission ("Commission"), was held at the City of La Porte, City Hall, Council Chambers, in the City of La Porte ("City"), 801 Michigan Avenue, La Porte, Indiana, on Tuesday, January 28, 2020 at the hour of 5:15 P.M., ("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 Laura Konieczny at 5:15 P.M.

Ms. Laura Konieczny led the Pledge of Allegiance.

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

- MEMBERS PRESENT:** Ms. Laura Konieczny, Mr. JT McDermott, Mr. Brian Chalik, Mr. Damon Gasaway, and Mr. Tom Powley.
- MEMBERS ABSENT:** None.
- GUESTS PRESENT:** Ms. Beth Shrader, City Planner; Mr. Nick Minich, City Engineer; Mr. Matt Hagenow, Newby, Lewis, Kaminski and Jones; Bert Cook, La Porte Economic Advancement Partnership Director; John Smith, H.W. Lochner; Mr. Tim Franke, Commission Liaison; Amy Klinger, Administrative Assistant; and Herald-Argus.
- PUBLIC COMMENT:** None.
- MINUTES:** Mr. Chalik moved to approve the December 18, 2019 Executive and Regular meeting minutes as presented; Mr. Gasaway seconded the motion; the motion carried.
- CLAIMS:** Ms. Shrader presented Task Order No. 1 NPL Environmental Consulting Services from Jacob & Hefner Associates at \$190,000.00 for approval.
- Mr. Chalik moved to approve the 28Jan2020 Claim Docket as presented; Mr. Gasaway seconded the motion; the motion carried.
- OLD BUSINESS:** **Projects Progress Updates:**
- A. Boyd Blvd:** Mr. Minich explained that the project was \$12,000.00 under budget for a total project cost of \$2,049,146.12. Some of GE Marshall's scope was curtailed and will be addressed by another contractor in the spring. Mr. Minich also offered a final pay application from GE Marshall in the amount of \$276,266.41. Mr. Chalik moved to approve the final pay app; Mr. Gasaway seconded the motion; the motion carried.

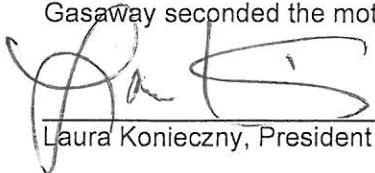
B. **New Porte Landing:** The environmental clean-up is ongoing. The filling of the basin has begun and will be ready for Holladay Properties to begin construction on their rear parking lot when the asphalt plants open in the spring. Mr. Minich has been working with the contractor on a revised work plan for area #4 and will bring a change order to the next RDC meeting. Ms. Shrader added that the Commission submitted an application to Indiana Brownfields for \$500K in grant funding to help with clean-up in the area of the "orange sludge." The initial response from Indiana Brownfields has been good and we hope for a portion of the maximum award. We will know more in 30-60 days.

NEW BUSINESS:

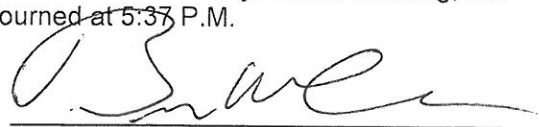
- A. **Construction Phase Services Proposal - Geosyntec:** Mr. Minich offered a proposal from Geosyntec of \$119,900.00 for anticipated costs for completing construction phase services and remediation completion report for Phase 2A. Mr. Minich reminded members that the construction contract was awarded with 30% design documents so that the engineers could work together with the contractor to complete the design in the most cost-effective way. Mr. Chalik moved to approve the proposal; Mr. McDermott seconded the motion; the motion carried.
- B. **Legal Representation for 2020 – NLKJ:** Mr. Hagenow presented a proposal for RDC Legal Representation by NLKJ in the amount of \$55,000.00 for 2020. Mr. Chalik moved to accept the NLKJ proposal; Mr. Gasaway seconded the motion; the motion carried.
- C. **Municipal Advisory Services for NPL F&C Project – Baker Tilly:** Ms. Shrader presented a proposal from Baker Tilly for NPL F&C Project not-to-exceed \$7000.00. Mr. Chalik moved to accept the Baker Tilly proposal; Mr. Powley seconded the motion; the motion carried.
- D. **Resolution to Transfer Funds:** Mr. Chalik read *Resolution No. 1-2020: RESOLUTION TO TRANSFER FUNDS WITHIN THE TIF I (CENTRAL BUSINESS DISTRICT) BUDGET* – transferring \$300,000 from Infrastructure (451) to Professional Services (315). Mr. Chalik moved to approve Resolution No. 1-2020; Mr. Gasaway seconded the motion; the motion carried.
- E. **Election of 2020 Officers:** Mr. Chalik moved to nominate for 2020 RDC Officers – Ms. Konieczny for President, Mr. Chalik for Vice President, Tom Powley for Secretary; Mr. Gasaway seconded the motion; the motion carried.
- F. **RDC Representative to the Historic Downtown Design Standards Committee:** With the resignation of Mr. Dollberg from the RDC, a RDC representative to the HDDS Committee is necessary. After some discussion, Mr. McDermott offered to serve as the RDC Representative to the Historic Downtown Design Standards Committee.

OTHER BUSINESS: None.

There being no further business to come before the Commission, Mr. Chalik moved to adjourn the meeting; Mr. Gasaway seconded the motion; the motion carried. The meeting adjourned at 5:37 P.M.



Laura Konieczny, President



Brian Chalik, Vice President