



REDEVELOPMENT COMMISSION  
801 MICHIGAN AVENUE  
LAPORTE, INDIANA 46350

**REDEVELOPMENT COMMISSION  
MEETING MINUTES  
Wednesday, January 26, 2011  
5:30 P.M.  
City Hall Council Chambers**

A meeting of the City of La Porte Redevelopment Commission ("Commission"), was held at La Porte City Hall in the City of La Porte ("City"), in the City Council Chambers, on Wednesday, January 26, 2011, at the hour of 5:30 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 Eugene Dollberg; President, at 5:30 P.M.

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

**MEMBERS PRESENT:** Mark Krentz, Dan Kaminski, Tom MacLennan, and Eugene Dollberg.

**MEMBERS ABSENT:** None – one vacant seat

**GUESTS PRESENT:** Mary Jane Thomas; Director of Community Development and Planning; Don Baugher; Commission Attorney, Donna McCleary; citizen, Robert Pointon; citizen, and Sherrie Hammons; city councilwoman.

As a majority of the members were present, Eugene Dollberg; President, presided over the meeting.

**PUBLIC COMMENT:** Donna McCleary addressed the Commission stating that a trail does not exist at the landfill and desired to know when additional testing is to occur on properties adjacent to the landfill.

**MINUTES:** The Commission reviewed the executive session meeting minutes of Wednesday, October 27, 2010 the regular meeting minutes of Wednesday, October 27, 2010, and the special executive meeting minutes of January 21, 2011. After some discussion, Tom MacLennan moved to approve the executive session meeting minutes of Wednesday, October 27, 2010, the regular meeting minutes of Wednesday, October 27, 2010, and the executive

session meeting minutes of January 21, 2011 as presented, seconded by Mark Krentz and unanimously carried.

**CLAIMS:**

The Commission reviewed the claim docket for Wednesday, January 26, 2011. After some discussion, Tom MacLennan moved to approve the claims docket for January 26, 2011 as presented, seconded by Dan Kaminski and unanimously carried.

**NEW BUSINESS:**

**A. Additional appropriation public hearing:** Commission Attorney Baugher reviewed the proof of publication for the notice of public hearing and requested it be made a part of the permanent record. Commission Attorney Baugher stated that at the October 27, 2010 meeting of the Commission, it was announced that the insurance recovery settlement for NewPorte Landing had been approved by the Redevelopment Commission. The negotiated settlement amount of \$450,000 was received by the City of LaPorte Redevelopment Commission. Two plaintiffs in the New Porte Landing settlement included Basso and the City of LaPorte Redevelopment Commission. Basso settled only if the City purchased a half acre parcel within NewPorte Landing for \$50,000. The Redevelopment Downtown TIF budget does not have appropriated funds for land purchases. Funds cannot be spent without appropriation. The purpose of the hearing is to appropriate \$50,000 to purchase the Basso property within NewPorte Landing as part of the NewPorte Landing insurance recovery settlement. Tom MacLennan moved to open the additional appropriation public hearing for the Downtown TIF, seconded by Dan Kaminski and unanimously carried. President Dollberg opened the public hearing. Donna McCleary inquired as to the location of the property proposed to be purchased. There being no further comment Dan Kaminski moved to close the public hearing, seconded by Mark Krentz and unanimously carried.

**B. Resolution Appropriating Tax Increment Finance Funds for the City of LaPorte Redevelopment Commission:** The Commission reviewed the Resolution appropriating funds in the amount of \$50,000 to purchase the Basso property within NewPorte Landing. After some discussion, Mark Krentz moved to adopt the Resolution Appropriating Tax Increment Finance Funds for the City of LaPorte Redevelopment Commission, seconded by Dan Kaminski and unanimously carried.

**C. Ice Miller proposal for TIF I arbitrage calculation:** The Commission reviewed the November 10, 2010 proposal from Ice Miller for professional services for the arbitrage/rebate calculation for the LaPorte Redevelopment Authority Redevelopment Lease Rental Bonds of 2001. The fee for this service is \$4,500 to \$6,500 for a 3-5 year rebate calculation. In addition, Ice Miller will bill for out of pocket expenses for copying, long distance, telephone calls, and telecopying charges. After some discussion, Dan Kaminski moved accept the proposal from Ice Miller dated

November 10, 2010 for professional services to perform the arbitrage/rebate calculation for the LaPorte Redevelopment Authority Redevelopment Lease Rental Bonds of 2001, seconded by Mark Krentz and unanimously carried.

**D. Election 2011 officers:** Dan Kaminski moved to nominate and elect the following slate of 2011 officers; President: Gene Dollberg, Vice President: Mark Krentz, and Secretary: Tom McLennan. The motion was seconded by Tom McLennan. The motion carried unanimously.

**OLD BUSINESS:**

**A. URS Proposal for groundwater level monitoring and sampling of landfill wells:** The Commission reviewed a proposal from URS for the sixth quarterly groundwater level monitoring and sampling of landfill wells. After some discussion, Dan Kaminski motioned to approve the proposal from URS for the sixth quarterly groundwater level monitoring and sampling of the landfill wells in the amount of \$23,000 as presented, seconded by Mark Krentz and unanimously carried. It was noted that the funding for the sixth quarter may need to be shared between the City of LaPorte and the City of LaPorte Redevelopment Commission.

**B. Umbaugh TIF monitoring proposal:** The Commission reviewed a proposal from Umbaugh and Associates for Tax Increment monitoring services for the Central Business District TIF I, the Thomas Rose Industrial Park TIF 2, East Gate TIF 3, and Town Square TIF 4. After some discussion, Dan Kaminski moved to engage Umbaugh for TIF monitoring services in the amount of \$5,000, seconded by Tom MacLennan and unanimously carried.

**OTHER BUSINESS:** None

There being no further business the meeting adjourned.