



REDEVELOPMENT COMMISSION  
801 MICHIGAN AVENUE  
LA PORTE, INDIANA 46350

## REDEVELOPMENT COMMISSION EXECUTIVE SESSION MINUTES

Wednesday, February 27, 2019

4:45 P.M.

Office of the Mayor  
City of La Porte  
801 Michigan Avenue  
La Porte, Indiana

An Executive Session of the City of La Porte Redevelopment Commission ("Commission"), was held at the Office of the Mayor, City of La Porte, City Hall, in the City of La Porte ("City"), 801 Michigan Avenue, La Porte, Indiana, on Wednesday, February 27, 2019, at the hour of 4:45 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 4:45 P.M.

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. Brian Chalik, Mr. Tim Larson, Mr. Gene Dollberg and Mr. Tim Franke.

**MEMBERS ABSENT:** None.

**GUESTS PRESENT:** Ms. Beth Shrader, City Planner; Mr. Nick Minich, City Engineer; Mr. Bert Cook, Director of Greater LaPorte Economic Development Corporation; and Mr. Matt Hagenow, City Attorney.

**MINUTES:** Members discussed real estate.

There being no further business to come before the Commission, Mr. Dollberg moved to adjourn the meeting; Mr. Chalik seconded the motion; the motion carried. The meeting adjourned at 5:07 P.M.

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Laura Konieczny, President

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Brian Chalik, Vice President



REDEVELOPMENT COMMISSION  
801 MICHIGAN AVENUE  
LA PORTE, INDIANA 46350

**REDEVELOPMENT COMMISSION MEETING MINUTES**  
**Wednesday, February 27, 2019**  
**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 Wednesday, February 27, 2019 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 5:17 P.M.

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. Gene Dollberg, Mr. Brian Chalik, Mr. Tim Franke, and Mr. Tim Larson.
- MEMBERS ABSENT:** None.
- GUESTS PRESENT:** Ms. Beth Shrader, City Planner; Mr. Nick Minich, City Engineer; Mr. Matt Hagenow, Newby, Lewis, Kaminski and Jones; Mr. Bert Cook, Greater La Porte Economic Development Corporation; Mr. John Smith, Lochner; Ms. Donna McCleary, 135 W. McClung Road; Ms. Anna Galloway.
- PUBLIC COMMENT:** Ms. Donna McCleary expressed concerns regarding parking during events at the Dunes Event Center, the effect on the neighborhood if the Dunes Event Center receives an additional grant, and the rent amounts of the proposed apartments.
- MINUTES:** November 18, 2018 Meeting Minutes, December 17, 2018 Executive Session and Special Meeting Minutes, and January 7, 2019 Special Meeting Minutes were presented. Mr. Dollberg moved to approve all minutes as presented; Mr. Larson seconded the motion; the motion carried.
- CLAIMS:** **27Feb2019 Claim Docket:** Mr. Dollberg asked about JL's Lawn Care work in the prior year. Ms. Shrader explained that she is seeking alternatives for 2019. Mr. Dollberg also asked about the status of the Geosyntec environmental work. Mr. Minich said that work on the contract is almost complete. Mr. Dollberg moved to approve the claim docket as presented; Mr. Larson seconded the motion; the motion carried.

## **NEW BUSINESS:**

**A. Public Hearing – Thomas Rose Industrial Park Economic Development Plan Amendment:** Ms. Konieczny opened the Public Hearing at 5:26 pm. Mr. Dollberg read aloud the Confirmatory Resolution (Res. No. 2-2019). Mr. Minich explained the project at audience member Ms. McCleary's request. Audience member Ms. Anna Galloway asked when Boyd Boulevard will be paved; Mr. Minich explained that the contract for paving will be awarded in April. Mr. Chalik moved to accept and approved the Confirmatory Resolution (Res. No. 2-2019); Mr. Larson seconded the motion; the motion carried unanimously. There being no further questions or comments, Ms. Konieczny closed the Public Hearing at 5:37 pm.

**B. Resolution Authorizing the Purchase of Certain Real Estate (Res. No. 3-2019):** Ms. Shrader explained the purpose of the resolution was to authorize the payment of an amount greater than the average of two appraisals. Ms. Konieczny read aloud the resolution in its totality. Mr. Dollberg moved to approved Res. No. 3-2019; Mr. Franke seconded the motion; the motion carried unanimously.

**C. Resolution to Transfer Funds within TIF-II (Res. No. 4-2019):** Ms. Shrader explained the need for the resolution stemmed from shifting projects from the 208 to 2019 budgets without having a contract to encumber funds. Ms. Konieczny read aloud the resolution in its totality. Mr. Dollberg moved to approved Res. No. 4-2019; Mr. Chalik seconded the motion; the motion carried unanimously.

**D. Umbaugh RDC Financial Advisory Services Agreement 2019:** Ms. Shrader summarized the Agreement, which outlines the typical services provided by Umbaugh on a yearly basis, plus additional services related to new state requirements for communication with overlapping units. Mr. Dollberg moved to approve the Financial Services Agreement; Mr. Chalik seconded the motion; the motion carried unanimously.

**E. Elect Officers:** The Commission discussed which Members willing to serve as Officers for 2019. Mr. Dollberg proposed the existing 2018 slate of officers; Mr. Chalik seconded the motion; the motion carried. The Redevelopment Commission 2019 Officers: President – Ms. Laura Konieczny, Vice President – Mr. Brian Chalik, Secretary – Mr. Gene Dollberg.

**F. Establish Meeting Schedule:** Mr. Dollberg moved to approve the 2019 Redevelopment Commission Meeting Schedule as presented; Mr. Chalik seconded the motion; the motion carried.

## **OLD BUSINESS:**

### **A. Ongoing Project Updates:**

- Clear Lake Blvd Parking Lot – Construction to restart April or May.
- Boardwalk & Connector Trail and Trailhead – Out for bid early summer.
- Boyd Blvd Paving – Contract awarded in April.
- NewPorte Landing – Request for proposals was issued and will be due on March 22. Contract for Division 1 (of 2 divisions) will be awarded March 27 RDC Meeting.

- U.S. 35 Overpass – Project about to begin; contribution by RDC will allow aesthetic improvements, such as lighting; Demolition begins March 4; Hopeful project completion is end of 2019.

**B. 2018 Tax Collection Summary:** Ms. Shrader reviewed the increment collected in each of the four allocation areas, noting that some over-performed and some under-performed. She explained that estimates for budgets are generated based on an average of the past 3 years or so. Mr. Dollberg requested a refresher session on TIF basics at a future meeting for the benefit of the members.

**OTHER BUSINESS:** None.

There being no further business to come before the Commission, Mr. Dollberg moved to adjourn the meeting; Mr. Chalik seconded the motion; the motion carried. Ms. Konieczny adjourned the meeting at 5:54 P.M.

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Laura Konieczny, President

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Gene Dollberg, Secretary