



REDEVELOPMENT COMMISSION
801 MICHIGAN AVENUE
LA PORTE, INDIANA 46350

REDEVELOPMENT COMMISSION EXECUTIVE SESSION MINUTES

Wednesday, March 27, 2019

4:30 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, March 27, 2019, at the hour of 4:30 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 President Laura Konieczny at 4:32 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 5:03 P.M.

Brian Chalik, Vice President

Gene Dollberg, Secretary



REDEVELOPMENT COMMISSION
801 MICHIGAN AVENUE
LA PORTE, INDIANA 46350

REDEVELOPMENT COMMISSION MEETING MINUTES
Wednesday, March 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, March 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 5:15 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. Roger Galloway; Clerk-Treasurer; Ms. Donna McCleary, 135 W. McClung Road; Larry Pinkerton, 612 L Street.
- PUBLIC COMMENT:** Mr. Galloway asked the Commission why they do not say the Pledge of Allegiance at every meeting. Ms. McCleary asked the Commission if the NewPorte Landing Redevelopment Corporation was issuing a bond. Mr. Pinkerton asked what will happen with the old Aldi site and if the City plans to tear down Maple Lane Mall.
- MINUTES:** February 27, 2019 Meeting Minutes were presented. Mr. Dollberg moved to approve all minutes as presented; Mr. Chalik seconded the motion; the motion carried.
- CLAIMS:** **27Mar2019 Claim Docket:** Mr. Larson moved to approve the claim docket as presented; Mr. Franke seconded the motion; the motion carried.
- NEW BUSINESS:** **A. Award Division A Environmental Remediation for New Porte Landing Phase 2:** Phase 2 Division A bids were opened on Monday, March 25. Of the four (4) bids submitted, Summit Environmental Services was the lowest, bidder at \$193,479.00. Mr. Minich added that

they turned in Form 96 late, but would request to overlook this. Mr. Dollberg asked why the bid was not in the form of not-to-exceed amount. Mr. Minich explained that he preferred a unit price contract with any change orders as necessary. Mr. Chalik moved to approve and accept the Summit Environmental Services bid of \$193,479; Mr. Dollberg seconded the motion; the motion carried.

B. Permission to seek appraisals and advertise for public offering: Ms. Shrader sought permission from the Commission to seek two appraisals and advertise a public offering for approximately four acres at the northeast corner of the roundabout intersection of Clear Lake Blvd and NewPorte Blvd. Mr. Dollberg moved to authorize the request; Mr. Chalik seconded the motion; the motion carried unanimously.

C. Real Estate Option Contract for property in NewPorte Landing: Ms. Konieczny presented an option contract with Meijer for approximately 17 acres within NewPorte Landing. Mr. Dollberg moved to approve the contract; Mr. Chalik seconded the motion; the motion carried unanimously.

D. TIF Overview: Ms. Shrader presented a brief overview of the four TIF districts within the City of La Porte and the basic principles of tax increment finance to supplement the Handbook for Redevelopment Commission Members distributed via email in the prior weeks.

OLD BUSINESS:

Ongoing Project Updates:

Clear Lake Blvd Parking Lot – Mr. Minich reported that construction had restarted on March 27. He then requested that the Commission extend the Lochner construction inspection contract that had expired at the end of 2018 through 12/31/2019. Mr. Chalik moved to accept the extension; Mr. Dollberg seconded the motion; the motion carried.

OTHER BUSINESS:

A. Consultant Proposal for Construction Inspection: Mr. Minich presented the commission with a proposal from Jacob & Hefner to provide construction inspection for Division A of the environmental remediation work in NewPorte Landing. Their work would be valuable, aiding in transportation, dust mitigation, and health & safety issues during the expected two week construction period. Mr. Minich proposed a not to exceed contract of 10% of the project cost for Div. A. Mr. Dollberg moved to approve a not-to-exceed amount of \$20,000 for construction inspection services with Jacob & Hefner. Mr. Larson seconded the motion; the motion carried.

B. NewPorte Landing Landscape Contract: Ms. Shrader reported that two quotes for landscape maintenance in NewPorte Landing had been received and she was waiting on a third. To expedite the beginning of work, she requested that the Commission authorize herself, the city engineer, and the city attorney to review the quotes and select the lowest, most responsive bidder as long as the contract is not expected to exceed 125% of the cost from the 2018 contract. Mr. Chalik moved as such; Mr. Franke seconded the motion; the motion carried.

C. Housing Fair Sign: Ms. Shrader asked the Commission permission to place a Housing Fair yard sign in NewPorte Landing. Mr. Larson

moved to approve the Housing Fair sign placement; Mr. Chalik seconded the motion; the motion carried.

D. Big List of Projects: Ms. Shrader presented the Commission with an updated project list for 2019-2021. She reported that the list was revised from the prior year's list to reflect completed projects, cost reductions for grants received, and a few new projects. Mr. Dollberg moved to approve the project list as presented; Mr. Chalik seconded the motion; the motion carried.

Ms. Shrader announced the Chessie Trail Ribbon Cutting would be Friday, March 29 at 4 pm at Kiwanis Teledyne Park and encouraged all members to attend.

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 5:48 P.M.

Laura Konieczny, President

Gene Dollberg, Secretary