



REDEVELOPMENT COMMISSION
801 MICHIGAN AVENUE
LA PORTE, INDIANA 46350

REDEVELOPMENT COMMISSION EXECUTIVE SESSION MINUTES
Wednesday, August 28, 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, August 28, 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, Newby, Lewis, Kaminski and Jones.

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 5:15 P.M.

Laura Konieczny, President

Gene Dollberg, Secretary



REDEVELOPMENT COMMISSION
801 MICHIGAN AVENUE
LA PORTE, INDIANA 46350

REDEVELOPMENT COMMISSION MEETING MINUTES
Wednesday, August 28, 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, August 28, 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.

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. 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; Bert Cook, La Porte Economic Advancement Partnership Director; Mr. John Smith, HW Lochner; Roger Galloway, Clerk-Treasurer; Amy Klinger, Administrative Assistant; and Herald-Argus.

PUBLIC COMMENT: None.

MINUTES: July 31, 2019 Meeting and Executive Session Minutes were presented. Mr. Dollberg moved to approve the July 31, 2019 Meeting and Executive Session Minutes as presented; Mr. Larson seconded the motion; the motion carried.

CLAIMS: Ms. Shrader presented for approval a Reith-Riley Change Order in the amount of \$28,812.19. Mr. Larson moved to approve the change order; Mr. Chalik seconded the motion; the motion carried.

August 28, 2019 Claim Docket: Mr. Dollberg moved to approve the claim docket as presented; Mr. Franke seconded the motion; the motion carried.

OLD BUSINESS:

PROJECT PROGRESS UPDATES

- A. Boyd Boulevard:** Mr. Minich reported that construction is going well, and the basin is complete. Piping will begin September 3rd. A La Porte former farmer's concerns about dewatering have been brought to the County. Mr. Minich noted the benefits of this project for several employers in TIF 2 and the water supply for the city.
- B. NewPorte Landing:** A pre-construction meeting will take place September 4th for Phase 2A. Clean-up and silt fencing will go up soon after.
- C. Recommendation of Award for Clear Lake Boardwalk Construction.** Bids were opened earlier in the day and all came back higher than what the RDC has budgeted for the project. Mr. Minich explained that a recommendation could not be made as all bids were above the Engineer's estimate. The project will be redesigned and will be re-bid. Mr. Dollberg moved to re-bid the project; Mr. Chalik seconded the motion; the motion carried. Mr. Larson abstained.

NEW BUSINESS:

- A. Authorization of Transfer of Assignment for Holladay Development Agreement:** Mr. Hagenow explained the transfer was required because Holladay had created a new entity to hold the real estate, La Porte NewPorte MOB, LLC. Closing is scheduled for Thursday, September 5, 2019.
- B. Resolution for Municipal Riverfront:** Mr. Dollberg read the Resolution and Mr. Cook provided the background of the Resolution. It establishes a Municipal Riverfront Development Project within TIF 1 and 3000' the Lily River (channel connecting Lily Lake and Hennessy Wetland) and the La Porte Alcohol Beverage Review Committee (LABRC), to encourage economic growth and development in the Project Area, along with local rules governing the issuance and renewal of applications for any permit. Mr. Dollberg moved to approve Resolution 7-2019; Mr. Chalik seconded the motion; the motion carried.
- C. Clear Lake Sub Area Plan Proposal Award:** Ms. Shrader announced that of the fourteen (14) proposals that were submitted, the four (4) top-scoring firms were interviewed. By committee consensus, SmithGroup, working locally with SEH, was awarded the project. Ms. Shrader stated that their approach is a charrette-style one, approximately 3 days, involving the Community. The plan will include up to 30% engineering documents for several key projects. Mr. Dollberg moved to accept the proposal and award the contract to SmithGroup; Mr. Larson seconded the motion; the motion carried.

Questions were asked regarding the Clear Lake Sub Area Plan. What are the boundaries? The Plan boundaries are outlined in the proposal map. From where will the Plan be paid? The La Porte Healthcare Foundation has granted \$200,000 and the RDC has pledged \$50,000. What is the timeframe to complete the Plan? The expected timeframe is 1 year to 18 months. Ms. Shrader indicated that six (6) projects will be selected for advanced design.

- D. 2020 RDC Budget:** Ms. Shrader presented the 2020 RDC Budget. She noted that the available TIF-I funds for 2020 will be reduced due to the amount spent in 2019. The City is confident of the 2020 TIF incoming funds. Mr. Dollberg

moved to approve the RDC Budget for 2020; Mr. Chalik seconded the motion; the motion carried.

OTHER BUSINESS:

Mr. Dollberg expressed the need to employ a grant writer. Ms. Shrader and Mr. Galloway explained the effects of La Porte being a CDBG Entitlement Community on state grants available to the City, however that status ensures the community gets around \$400,000/yr for eligible CDBG projects guaranteed.

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 5:48 P.M.

Laura Konieczny, President

Gene Dollberg, Secretary