



REDEVELOPMENT COMMISSION
801 MICHIGAN AVENUE
LA PORTE, INDIANA 46350

REDEVELOPMENT COMMISSION MEETING MINUTES
Wednesday, September 25, 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, September 25, 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; Herald-Argus; and Larry Pinkerton, 1612 L Street.
- PUBLIC COMMENT:** Mr. Pinkerton, of 1612 A St, inquired of the land disposition when Aldi relocates. Ms. Shrader responded that currently there is no plan.
- MINUTES:** August 28, 2019 Meeting and Executive Session Minutes were presented. Mr. Dollberg moved to approve the August 28, 2019 Meeting and Executive Session Minutes as presented; Mr. Franke seconded the motion; the motion carried.
- CLAIMS:** **September 25, 2019 Claim Docket:** Mr. Dollberg moved to approve the claim docket as presented; Mr. Chalik seconded the motion; the motion carried.

Mr. Dollberg asked if the property near the U.S. 35 bridge construction / State Street was owned by the Redevelopment Commission as it needs to be mowed. Ms. Shrader said that it was not and she could ask the construction contractor to mow. Mr. Minich there may an opportunity after the construction to create a contract for mowing along Pine Lake Avenue.

OLD BUSINESS:

PROJECT PROGRESS UPDATES

- A. Boyd Boulevard:** Mr. Minich reported that construction materials have been difficult to procure, but that situation should be rectified after Monday, September 30. Mr. Minich presented Change Order #2 (in the original bid, but not in the contract) for \$29,810.78: a water valve at \$15,255.78 and \$14,555.00 to replace the concrete after the steel casing is installed. Mr. Dollberg moved to accept Change Order #2; Mr. Franke seconded the motion; the motion carried. Completion of all work along Boyd Blvd will be by the end of the construction season.
- B. NewPorte Landing:** Mr. Minich reported that during the bench test for in situ remediation, more debris was found than during the initial sampling, requiring us to consider alternatives to ISS. Will need to work with IDEM, at additional cost, for clean-up remediation. Mr. Minich explained that there should be no major schedule effect.
- C. Riverfront Municipal Liquor License Committee Appointment:** Mr. Cook reported that the City Council passed a Resolution for a Municipal Riverfront Development Project. As part of the Resolution, a Riverfront Municipal Liquor License Committee was established to provide guidance. The Committee members include appointees: Mayor, City Council, Police Department, La Porte Alcohol Beverage Review Committee, and RDC. Mr. Dollberg moved to have Mr. Chalik represent the RDC; Mr. Franke seconded the motion; the motion passed unanimously.

NEW BUSINESS:

- A. Wetland Mitigation Resolution:** Mr. Minich explained that he has the permits to decommission the NPL west basin using the state's wetland bank but IDEM has requested to acquire the credits before filling the basin. Because of recent cost increases by the state mitigation bank, we are seeing a total increase of \$211,500 to purchase the required credits up from our initial quotes. Soil Solutions and Army Corps of Engineers are working with IDEM to negotiate purchasing fewer credits. Although there is no invoice to approve at this time, Mr. Minich requested an authorization to proceed with the purchase of up to \$211,500 in wetland credits, with funding mechanism to be determined. Mr. Dollberg moved to approve the cost increase of \$211,500.00 for wetland mitigation; Mr. Larson seconded the motion; the motion passed.
- B. Addendums to H.W. Lochner Consultant Agreements:** Mr. Minich presented to Addendums to Lochner's Boyd Blvd and General Services contracts. The Addenda are for increased staff and do not change the amount of the contract. Mr. Franke moved to approve both addendums; Mr. Chalik seconded the motion; the motion passed.

OTHER BUSINESS:

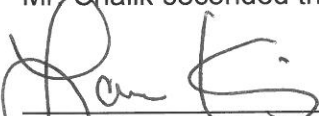
- A. Togetherhood Project – Downtown Cleanup September 27-28:** Ms. Shrader described the project in coordination with LEAP and the YMCA. Over 180 volunteers to come together to for weeding, planting at Plaza 618,

painting, trash pick-up, etc. The service project will be Friday, September 27 from 8:00 am to 12:00 pm and from 1:00 pm to 4:00 pm; Saturday, September 28 from 8:00 am to 12:00 pm.

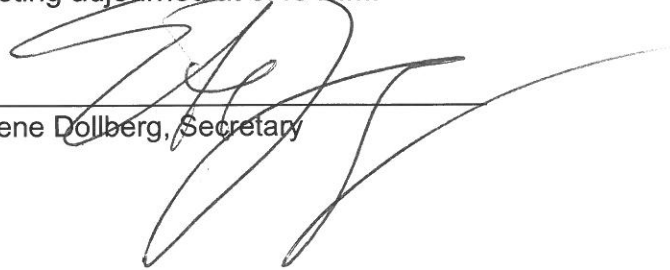
- B. Abonmarche Project Scope Increase. Ms. Shrader presented a project scope increase of \$3200.00 for NPL roads survey. She stated that the increase is not RDC funds.

Mr. Dollberg asked the status of the new NPL sign. The sign is with Larson Danielson for assembly; Location to be determined.

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 5:40 P.M.



Laura Konieczny, President



Gene Dollberg, Secretary