

# PORTER COUNTY REDEVELOPMENT COMMISSION

January 21, 2016

## MINUTES

The regular meeting of the Porter County Redevelopment Commission was held on Thursday, January 21, 2016, at 8:30 a.m., in the Porter County Administrative Center, 155 Indiana Avenue, Suite 205, Valparaiso, Indiana.

Members present were: Ric Frataccia, David Burrus, Ralph Ayres, Donald Ensign, and Bob Thompson. Also present were Greg Sobkowski, Dan Botich, Kristy Marasco, Vicki Urbanik, Monica Gee, citizens, and representatives of the press.

Mr. Frataccia introduced the new appointee to the Board, Mr. Donald Ensign. Ms. Urbanik administered the Oath of Office to Mr. Ensign.

Mr. Burrus moved to nominate Mr. Frataccia as Chairperson, Mr. Thompson seconded. Motion carried on a unanimous voice vote.

Mr. Thompson moved to nominate Mr. Burrus as Vice-Chairperson, Mr. Frataccia seconded. Motion carried on a unanimous voice vote.

Mr. Burrus moved to nominate Mr. Ensign as Secretary, Mr. Thompson seconded. Motion carried on a unanimous voice vote.

Mr. Thompson made motion to retain Financial Advisor, Mr. Botich, Cender and Company, Mr. Burrus seconded. Motion carried on a unanimous voice vote.

Mr. Thompson made motion to retain Board Attorney, Mr. Sobkowski, Mr. Burrus seconded. Motion carried on a unanimous voice vote.

Mr. Frataccia stated that Mr. Ayres will continue as being the non-voting member on the Board. The meetings will maintain on a quarterly basis. The next meeting will be scheduled on Thursday, March 17, 2016, at 8:30 a.m.

Mr. Burrus made motion to approve the minutes from July 16, 2015 and October 15, 2015 as submitted, Mr. Thompson seconded. The motion carried on a unanimous voice vote.

Mr. Frataccia explained the communication letter received on behalf of the Redevelopment Commission and the representative, Mr. Peter Visclosky; regarding the South Shore Rail Line, it basically thanks for the support and it appears that it has been delayed.

At this time Mr. Botich gave an overview of the estimated fees. (*Porter Hospital, Legal and Financial Advisory fees, economic development fees, and Airport Overlay Study; Redevelopment Commission Fiscal Year 2016 Budget and the 4-years Out-Year Budget Plan.*)

Mr. Ayres asked what the current balance is as of today. Mr. Urbanik replied that the current balance is \$340,805.96 and explained that the amount reflects going back applying the abatement fees for the last 3 years.

Mr. Botich continued with the overview to Adopt 2016 Budget and consideration to Approve 2016 Budget Resolution. (*Mr. Botich will update to reflect the correct balance and also update the signature page for the Resolution.*)

Mr. Burrus made motion to approve the 2016 Budget Resolution with the changes that were communicated by Mr. Botich, Mr. Thompson seconded. Motion carried on a unanimous voice vote.

Mr. Frataccia asked Mr. Thompson if there is anything to update on the Airport Study/Plan. Mr. Thompson stated that once he reviews the draft copy, he will make sure to forward it all the Members before going thru the approval process.

Mr. Ensign asked if there is a TAC committee in place in which a member from each board sits on to have that input to impose questions. Mr. Burrus replied that both the City and the County have that and explained with having different sets of rules for a given developer; we are trying to consolidate those for that area only to have them consistent.

Mr. Frataccia asked Mr. Thompson if he thinks that we will be in the position to have a full blown presentation in March. Mr. Thompson replied that he would say yes, if not by the consultants, he could go thru it and make sure all the Board Members have a copy of it in which he could explain it.

Mr. Kyle Kuebler stated that they are happy to see the joint program moving forward.

Mr. Ayers recommended that with it being a new year and having new members on the Boards, to have the all of the Redevelopment Commissions contact list updated. He also mentioned that Burns Harbor RDC has had two meetings already into the New Year and looks like a number of communities are looking at what we heard a few months ago about the High Speed fiber optics.

Mr. Burrus at this time addressed to the efforts made the last couple of years and recommends coming up with a strategic plan; having a meeting with the Commissioners to communicate for any specific direction where this Board should go. Mr. Frataccia stated he agrees with Mr. Burrus and Mr. Thompson recommended to also having Council included in the meeting.

At this time the Board Members had a discussion on the Economic Development Alliance.

Mr. Burrus asked if it would be appropriate for him to try contacting the Commissioners to schedule a meeting for discussion. Mr. Frataccia replied that it would be great and if anyone has any facilitators in mind to give him a call; not hiring someone, but to see if anyone would be available in the spring to meet with a group of us, Commissioners and Council members to have a strategic planning session.

Mr. Burrus made motion to pursue the effort of the Strategic Plan. Mr. Ensign seconded the motion, which carried on a unanimous voice vote.

Mr. Tim Cole at this time addressed the Board members with the reminder of the middle of the north part of the County is U.S. Highway 6 and along there is a standing potential of Economic Development. They would like to see pursue and influence given to the Commissioners to reevaluate the Liberty Township TIF and bring it to the table. Mr. Burrus recommended for Mr. Cole to provide them with a targeted project or group of projects established and possibly agreed to before launching into another fund raising effort. Mr. Cole replied that they do have a plan in mind and they would be very happy to present it.

Mr. Frataccia asked as Mr. Cole, as the spoke person, to give an overview of the plan at the next meeting in March. Mr. Botich recommended in checking to see on the Liberty Township Economic Development Plan; that there was a Declaratory Resolution that went thru the entire process and to see where it would need to be picked up at.

There being no further business, the meeting adjourned at 9:48 a.m.

PORTER COUNTY  
REDEVELOPMENT COMMISSION

S/ \_\_\_\_\_  
Ric Frataccia, President

Attest: \_\_\_\_\_  
Donald Ensign, Secretary