

PORTER COUNTY REDEVELOPMENT COMMISSION

March 17, 2016

MINUTES

The regular meeting of the Porter County Redevelopment Commission was held on Thursday, March 17, 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, Bryan Schuch, Kristy Marasco, Vicki Urbanik, Monica Gee, citizens, and representatives of the press.

Mr. Burrus made motion to approve January 21, 2016 minutes. Mr. Ensign seconded the motion, which carried on a unanimous voice vote.

Correspondence: None.

Mr. Frataccia stated that Mr. Schuch is replacing Mr. Botich, with Cender & Company L.L.C., as our financial consultant and addressed the Board Members as to the consideration to accept the renewal for Financial Consulting Service Agreement Contract.

Mr. Burrus made motion to approve the Contract. Mr. Thompson seconded the motion, which carried on a unanimous voice vote.

Mr. Frataccia stated that the Budget Resolution No. 2016-01 has been signed, approved and it will be moved forward. Also, a letter for the Assessed Valuation "Capture Notice" will be forwarded to County Auditor, Ms. Urbanik.

Mr. Schuch presented the review of the PCRC Annual Report for FY ending 12/31/2015. In the past this report was in two phases; one in March 15th and the other in August. Starting effective this year, the Commission letter required is one report by April 15th which requires the same information.

Mr. Ayres asked if they have any summary of the actions in the legislator related to TIFs. Mr. Schuch replied that he can provide a copy for the Commissioners and it will be dropped off at Mr. Frattacia's office.

Mr. Ayres asked Ms. Urbanik what is the amount in the PCRDC account. Ms. Urbanik replied the balance is \$340,148.68.

Mr. Thompson made motion to approve the Annual Report as presented by Mr. Schuch. Mr. Ensign seconded the motion, which carried on a unanimous voice vote.

Mr. Thompson gave an update on the Airport Study/Plan. A draft was submitted by the consultant, Mr. Kendig Keast, to Valparaiso Plan Commission and Porter County Plan Commission; in which they are working on getting a joint hearing meeting, however, the County Commissioners have requested we take a look at a few items, such as how infrastructure, zoning and drainage will be handled.

Mr. Frataccia asked the Board Members for a formal action to approve payment for the invoices for Professional Services from Cender and Company.

Mr. Burrus made motion to approve payment for the invoices to Cender and Company. Mr. Ensign seconded the motion, which carried on a unanimous voice vote.

Other Business:

Parks Department. Mr. Walter Lenckos present a request for the opportunity to partner on a project near the Town of Kouts. The Parks Board in coordination with the County Council was able to acquire 63.5 acres with the intent of developing an active recreational facility, primarily sports fields. Essentially, what they are looking for is contribution around \$100,000 from the RDC for the entry way off of 49 and the parking lot area.

Mr. Frataccia stated that, as a Commissioner, he is not in the position to make a decision on this today.

Valparaiso Chain of Lakes Watershed, President Walt Breitinger. Mr. Breitinger expressed concern about nearly a dozen older homes in North Valparaiso and southern Liberty Township that have never had proper septic systems. These home sites have cesspools with raw sewage that is flowing into lake in the north part of Valparaiso and it is raising the possibility of pathogens in the water that children swim. He asked to the RDC to help in finding solutions to the problem.

Woodville Foundation Proposal to RDC. Mr. Ed Seykowski, 607 North 70 East, talked about a Liberty TIF and not a Woodville TIF.

Mr. Frataccia asked if he is asking intentionally or directly that we pursue a Liberty TIF. Mr. Seykowski replied yes.

Mr. Frataccia stated that Mr. Sobkowski has a copy of the July 18, 2013, Liberty Township TIF and asked if a copy could be sent to all the Commissioners for their study.

Sandra Johnson spoke in favor of supporting the Liberty Township TIF.

Mr. Ed Gutt spoke about the Corridor Study and the U.S. 6 Overlay Plan.

Mr. Tim Cole stated he is in support of Liberty TIF.

Mr. Frataccia asked as the Commissioners if they think favorably about studying the possibility of the 2013 TIF and Corridor Study; to see what would come of that.

Mr. Burrus stated that is a good starting point. The definition of any improvements projects would be conducive to developers. The development has to occur before we generate the funds to pay for them.

Mr. Thompson stated he will not put any effort into this unless he knows that the elective officials will support it.

Mr. Don Wilhelm, president of Timberland HOA, spoke in favor of the program and asked for the Commissioners support.

Mr. Thompson pointed out the fact that there are towns and cities that have their utilities there. These extensions that are being proposed are not County's utilities, therefore, we will not see any advantage for future income coming from these utilities, and it's going to other private groups.

Mr. Jack Barkow, president of the Damon Run Conservancy District, commented on the project where the line was extended on 900 North and asked the County if they could partnership with the Town of Chesterton.

Mr. Frataccia stated they would look at the geographic extent of a TIF area and will keep it on the agenda for the June 16, 2016 meeting.

Mr. Ensign suggested on a strategic plan.

Mr. Thompson stated that he also agrees on a strategic plan.

Mr. Burrus stated that a suggestion was made previously on some assistance on formulating a plan and Mr. John Shepherd's name came up, as a facilitator.

Mr. Frataccia asked Mr. Thompson to have Mr. Shepherd give him a call.

There being no further business, the meeting adjourned at 10:05 a.m.

PORTER COUNTY
REDEVELOPMENT COMMISSION

S/ _____
Ric Frataccia, President

Attest: _____
Donald Ensign, Secretary