

PORTER COUNTY REDEVELOPMENT COMMISSION
March 15, 2022 – MEETING MINUTES

LOCATION: County Administrative Center, Ste 205
155 Indiana Avenue, Valparaiso IN

TIME 5:00 p.m.

Jeff Good called the meeting to order and lead the Pledge.

MEMBERS IN ATTENDANCE: Don Ensign, Jason Gilliana, Jeff Good, and Steve Sularski. Mike Jessen was present as proxy for Jeremy Rivas. Also present Kristy Marasco, Scott McClure and Bob Thompson. Jeremy Rivas and Andy Maletta were absent.

Reorganization:

Motion: Don Ensign moved to nominate the officers as they currently are. That would be Jeff Good as President, Jason Gilliana as Vice President and Steve Sularski as Secretary. Steve Sularski seconded the motion and so approved.

Approval of the Minutes, Approval of Claims and Financial Report.

Motion: Steve Sularski moved to approve the Consent Agenda consisting of minutes from the October 26, 2021 meeting, the Claims and Financial Report all as presented. He also moved to approve consultant contracts as presented for MJ Thomas & Associates (grants), Town & City Energy, Inc. (Stu), Rhame & Elwood (Legal) and Baker Tilly (financial). Mike Jessen seconded the motion and so approved with a 5-0 vote.

Approval of the 2022 Budget

Stu Summers presented a budget. The total available at this time is \$1,297,021. He presented expected expenses. There is a reserve for any grants or projects. His recommendation is to approve the proposed budget. This budget does not include any ARP money.

Motion: Don Ensign moved to approve the 2022 budget as presented. Mike Jessen second the motion and so approved with a 5-0 voice vote.

Policy on Attending Meetings Electronically

Stu Summers presented two options for attending meetings electronically. There must be a quorum present and a member can only attend a limited number of times electronically.

Motion: Steve Sularski moved to approve the Policy as presented. Jason Gilliana seconded the motion and so approved with a 5-0 vote.

Update on US 6 Brownfield's Inventory. Kathy Luther of NIRPC addressed the Commission. She has distributed a list of properties. If anyone has any questions, they can contact her.

Partnering with NIRPC for US EDA Cares Act Revolving Loan Program for US 6 Corridor

Stu Summers requested approval to have the President sign an Interagency Agreement with NIRPC regarding their Cares Act Revolving Loan Program. This removes barriers to the program. To apply for the loan, it could cost up to \$1,000. Denarie Kane of NIRPC addressed the Commission. NIRPC has two levels of loan fees. First is \$450 application fee and then \$550 due at closing. The MOU proposes that the Porter County RDC cover that amount of \$1,000 for eligible businesses that apply. The MOU has been reviewed and approved by the RDC and NIRPC attorneys. If the NIRPC Board approves it this week, she will be going out Friday and distributing fliers to all of the businesses in the area. Businesses can receive help from NIRPC in filling out the application. Stu explained the targeted area is South Haven from 49 to the Portage City Limits. They feel \$10,000 to cover 10 loans is adequate. Stu explained the agreement can be signed as presented or the RDC could decide that after 30 days the President can expand the eligibility to any qualified small business in unincorporated Porter County.

Motion: Don Ensign moved to authorize the President to sign the MOU with NIRPC for the US EDA Cares Act Revolving Loan Program for US 6 Corridor. Mike Jessen seconded the motion and so approved with a 5-0 vote.

Amended Motion: Don Ensign amended his motion to include the RDC President can expand the program as anticipated. The seconded agreed with the amendment and the amended motion passed with a 5-0 vote.

Economic Development Expense Reimbursement Agreement between RDC and NextEra

Attorney Scott McClure explained this is the expense agreement between NextEra and the RDC. It is for up to \$130,000.00 of expenses to be reimbursed to the RDC. This is for an investment in a solar farm. Baker Tilly is studying the options and will present their results. This will be a long project. This Agreement allows the RDC to start talking to them and start moving a little faster on some things. If it ends up in a stalemate, the RDC will get some expenses reimbursed.

Motion: Steve Sularski moved to approve entering into the Economic Development Expense Reimbursement Agreement. Don Ensign seconded the motion and so approved with a 5-0 vote.

There being no further business, the meeting recessed at 5:28 pm.

Jeff Good, President

Bob Thompson, Director