

**PORTER COUNTY REDEVELOPMENT COMMISSION**  
**March 30, 2021 – MEETING MINUTES**

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

TIME 3:30 p.m.

**MEMBERS IN ATTENDANCE:** Jason Gilliana, Jeremy Rivas, Steve Sularski, Jeff Good and Don Ensign. Also present were Kristy Marasco, Scott McClure, Bob Thompson and Vicki Urbanik.

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

**Approval of Invoices**

South Haven Sub Station – Reimbursement of services paid by Storm Water Fund  
Great Oaks Nursery     \$8,984.25 (second ½ Final Invoice)

**Motion:** Steve Sularski moved to approve the invoice from Great Oaks Nursery in the amount of \$8,984.25. Don Ensign seconded the motion and so approved with a 5-0 vote.

**Bids for South Haven Sub Station – Garage Door Openers**

Overhead Door Company of Northwest Indiana	\$3,884.97 (without installation)
SDI	\$4,294.00 (with installation)
Higgins Overhead Door, LLC	\$4,725.00 (with installation)
Tri-State Door Solutions, LLC	\$12,015.90 (with installation)

**Motion:** Jeff Good moved to award the bid to SDI as the lowest bidder with installation. Jason Gilliana seconded the motion and so approved with a 5-0 vote.

**Professional Services Agreement**

Town & City Energy, Inc.

Attorney Scott McClure stated at the last meeting the Board discussed this contract with Stu Summers. It was decided that some adjustments would be made and then presented for approval at this meeting. The amount is \$8,400 per month starting February 23, 2021. It is anticipated Stu will be working on this project an average of 48 hours per month. Attorney McClure has reviewed and approved the contract.

**Motion:** Jeremy Rivas moved to approve the contract with Town and City Energy Inc. Steve Sularski seconded and so approved with a 5-0 vote.

**US 6 Corridor Presentation by Stu Summers**

Stu Summers presented a “shopping list” of things to be done in the US 6 Corridor. He advised the Board it is their job to determine the priorities. Once he has that he can put together cost estimates and the like. He presented stats for the South Haven Area.

Items on the “shopping list” are:

Improve US 6 between Indiana State Road 49 west to Portage. Stu suggested this should actually go further east on US 6 to Calumet.

Add a Pathway from US 6 down Meridian to the City Pathway at Rogers Lakewood Park.

Improve sidewalks on McCool Road north of US 6.

Stub out sanitary sewer connections along US 6. Currently there are three mobile home parks that are served by packaged sewage treatment plants. These plants will fail. This project would allow two of the mobile home parks to hook up to public sewers.

Provide a grant application for NIRPC or RDA funds to support new bus routes.

Acquire vacant and industrial properties for future private development. This would be attractive to businesses that service the mills.

Create “Main Street” amenities along US 6 in South Haven – decorative lighting, sign conformance incentives, façade loans, green pocket developments.

Discussion:

There are a lot of resources for buses in Porter County that could be utilized for this area also. Because there is a 20% poverty rate in this area, it needs to be figured out how to get the people up to US 6 and the jobs.

There is property in the area that has fallen into bankruptcy etc. and they are not on the tax rolls.

Developing them into industrial parks would make them productive for the County.

There was discussion on how to determine what the priorities are.

Priorities need to be flexible as grants become available.

To get a TIF application will take several years.

The area needs a lot of improvement.

The County has not done TIFs. It is a tool. Projects need to be undertaken to move the area forward.

These projects are job creators.

Bringing jobs closer might be better than creating bus routes.

The Rescue Act may have some grants available or will be giving money to organizations that in turn can give us a grant.

Attorney McClure asked Stu to lay out a Plan with the logic behind it. There is nothing on the list that anyone on the Board does not like. At the next meeting the Board will vote on the Plan.

Stu said he would be careful in recommending a TIF at this point. There are people who do not understand it and would come out against it. In Hebron there were people asking for TIF districts.

When the Hospital was built there was not a need for a TIF. It did not develop the way it was expected to. Now the County needs to start looking at this area. The hospital has almost fully gotten to its assessed value. No matter what this Board does it is not going to change what the hospital is generating.

In Indiana with the 123 tax caps no homestead is going to be affected. Typically, the taxpayers who contribute are the commercial industrial properties.

Stu will give monthly progress reports to the Board. This will allow them to know what is going on and if a priority needs to be adjusted, it can.

Board members were encouraged to discuss these projects with people they know. Any of them are invited to attend meetings with Stu as he moves forward with projects.

There being no further business, the meeting recessed.

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Jeff Good, President

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Bob Thompson, Director