

**PORTER COUNTY REDEVELOPMENT COMMISSION**  
**April 27, 2021 – MEETING MINUTES**

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

TIME 4:30 p.m.

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

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

**Approval of Invoices**

Town & City Energy, Inc. (Stu Summers)  
Professional services for March 2021 – Invoice 542 \$8,400

**Motion:** Jeremy Rivas moved to approve the invoice from Town & City Energy, Inc. in the amount of \$8,400.00. Steve Sularski seconded the motion and so approved with a roll call vote of 4-0.

South Haven Substation  
Network Solutions (Computer Software) \$3,801.05  
Per Mar Security System \$1,490.50  
Installation Fee \$1,400.00; Monthly Monitoring Fee \$50

**Motion:** Don Ensign moved to approve the invoice from Network Solutions in the amount of \$3,801.05 and Per Mar Security System in the amount of \$1,490.50. Jeremy Rivas seconded the motion and so approved with a roll call vote of 4-0.

**US 6 Corridor Discussion**

Stu Summers addressed the Board. He went through the list of initiatives being addressed in the US 6 Corridor and gave updates on each.

Improve US 6 between Indiana State Road 49 west to Portage. Awaiting NIRPC Notice of Funding Opportunity. He will apply when it is available.

Add a Pathway from US 6 down Meridian to the City pathway at Rogers Lakewood Park. County Parks and NIRPC have this as a priority in their Dunes-Kankakee trail masterplan. Calumet Trail is a higher priority. He recommends placing this on hold.

Improving the Sidewalks on McCool Rd north of US 6 – Not Started.

Work on Storm Water Detention along US 6 from Calumet Ave to Indiana State Road 49 – Need to Discuss with County Engineer.

Stub Out Sanitary Sewer Connections along US 6. Met with Valpo Utilities on engineering and funding options. Two mobile home parks are not connected. Discussed funding options. Agreed to meet again if/when parks request connection.

Provide a grant application for NIRPC or RDA funds to support new Bus Route. Studying 2 options for meeting rush hour trains to and from Chicago, while linking to Northwest Hospital-Porter on the east.

The Department of Transportation (DOT) announced a notice of funding opportunity to apply for \$1 billion in FY2021 discretionary grant funding through the Rebuilding American Infrastructure with Sustainability and Equity (RAISE) grants. The deadline for applications is July 12, 2021.

RAISE, formerly known as BUILD and TIGER, is highly competitive. The maximum grant award is \$25 million; up to \$30 million will be awarded to planning grants, including at least \$10 million to areas of persistent poverty. Regional and local governments can compete directly for multimodal transportation funding. DOT is hosting a series of webinars during the FY 2021 RAISE grant application process.

Acquire Vacant and Industrial Properties for Future Private Development. Looking at parcel on the northeast corner of 149 and 6. Stu has talked to the landowner. It is zoned heavy industrial. The landowner likes the idea of asking for rezoning.

Create “Main Street” Amenities along US 6 in South Haven: Decorative Lighting. Requested a cost estimate from a highway contractor. 1.5 miles scope is from IN 149 on the east to 450W on the west.

Create “Main Street” Amenities along US 6 in South Haven: Sign Conformance Incentives. Not Started.

Create “Main Street” Amenities along US 6 in South Haven: Façade Loans. Not started.  
Create “Main Street” Amenities along US 6 in South Haven: Green Pocket Developments.  
Worked with County Attorney to retrieve a tax sale parcel on west side of 149, south of 6. This will be discussed later in the meeting.

South Indiana 49 Commercial & Industrial Development. Met with Baker Tilly. Also met with Matt Reardon, the developer’s rep, and discussed a potential framework for a commercial industrial development agreement without City annexation.

Working with vacant land, the first step typically is to rezone. It is nice to have a “carve out” of commercial which would support the industrial structure. Next would be create a Tax Allocation Area for the entire parcel. The commercial area would not get tax abatement. It would pay into the County. The County would enter into a Development Agreement which would establish how that money would be spent. In a TIF is formed, the tax money gets sent to

the RDC and they decide how the money will be spent. Vacant land will need improvements. The Developer Agreement could state the developer makes the improvements to make the land a viable site. The County will collect the tax money and then share it with the developer for a certain number of years to cover the cost to do the improvements.

Jeff Good clarified when he talks industrial, he thinks of light industrial. The area will look and be professional.

Don Ensign discussed Hebron is doing the same type of program. This is what starts the money rolling and gets projects done.

Jeremy Rivas stated Highway 6 has always seemed patchy to him. He wants to make sure the plan does not further the patchiness of the area.

Jeff Good discussed a study on Highway 6 which was submitted to INDOT to get into their five-year plan. That has not gotten very far. They are going to re-submit it again. He recognized residents of Liberty Township that are in the audience tonight. He encouraged their support and help in to getting this study noticed by INDOT to help push it along. Jeff also talked with Representative Soliday to help with assistance through the IEDC.

#### **Resolution Accepting the Tax Sale Certificate from Commissioners**

Scott McClure explained there is a parcel that could be a pocket park or maybe a bus stop. The parcel is south of the Speedway gas station located at the corner of 149 and US 6. This Resolution gives the parcel to the RDC from the Commissioners.

**Motion:** Jeremy Rivas moved to accept the parcel of land from the Commissioners and adopt the Resolution with the Tax Sale Certificate. Jeff Good seconded the motion and so approved with a roll call vote of 4-0 vote.

#### **General Discussion:**

Matt Keiser stated he would be happy to help move things along on the US 6 Highway Corridor and getting INDOT to look at the study which was submitted. Jeff added that Portage Township Trustee, Brandon Clancy has been very helpful with this project.

Jeff Good stated the Unsafe Building meetings are back on track. There is a funding source and the funds can only be used for that purpose. The Highway Department is doing the demolition.

There being no further business, the meeting recessed.

---

Jeff Good, President

---

Bob Thompson, Director