

Burns Harbor Redevelopment Commission
Minutes of Wednesday, April 13, 2016

The Redevelopment Commission of the Town of Burns Harbor, Porter County, Indiana met in its regular session on Wednesday, April 13, 2016 at Trans-United Inc., 1123 North State Road 149, Burns Harbor, Indiana. The meeting was called to order by Redevelopment Commission President, Marcus Rogala at 5:00 p.m. Before the recital of the Pledge, Commissioner Rogala requested a moment of silence in remembrance of Commissioner Ralph Ayres who passed away on March 29, 2016.

Commissioner Rogala stated Commissioner Ayres' name plate will continue to be displayed at our meetings until a replacement has been appointed. He presented a bouquet of potted tulips and plans to plant them somewhere in town or in one of our new developments in honor of Commissioner Ayres.

The Pledge of Allegiance to the American Flag was recited.

Roll Call:

Commissioner (Andy) Bozak	Present
Commissioner (Toni) Biancardi.....	Present
Commissioner (Eric) Hull	Arrived Late
Commissioner (Nick) Loving	Absent
Commissioner (Marcus) Rogala.....	Present
Commissioner (Ralph) Ayres (non-voting member)	Honorary

Additional Officials Present

Attorney Clay Patton, Joseph Rurode, Danielle Ziulkowski, and Tina Rongers who arrived later in the meeting.

Approval of Minutes

Commissioner Biancardi made a motion to approve March 9, 2016 meeting minutes. Commissioner Bozak seconded the motion. Commissioner Bozak –Aye, Commissioner Biancardi–Aye, Commissioner Rogala – Aye. Motion passed.

Approval of Claim Register

Commissioner Bozak made a motion to approve Claim Register. Commissioner Biancardi seconded the motion. Commissioner Bozak –Aye, Commissioner Biancardi–Aye, Commissioner Rogala – Aye. Motion passed.

Nick Loving who replaces Commissioner Ray Poparad on the Redevelopment Commission was sworn in by Attorney, Clay Patton.

Approval of Financial Report for the Month of March 2016

Commissioner Biancardi made a motion to approve Financial Report for the Month of March 2016. Commissioner Bozak seconded the motion. Commissioner Biancardi –Aye, Commissioner Loving–Aye, Commissioner Bozak – Aye, Commissioner Rogala – Aye. Motion passed.

Approval of Professional Services Agreement for Services Rendered by H.J. Umbaugh & Associates

Commissioner Rogala said a quote for services has been received for Umbaugh to do an analysis on our TIF (Tax Increment Financing) and recommends RDC send it to the Town Council for review and approval.

Commissioner Biancardi made a motion to approve to send to Town Council the quote for Professional Services Agreement for Services Rendered by H.J. Umbaugh & Associates for approval. Commissioner Loving seconded the motion. Commissioner Bozak –Aye, Commissioner Biancardi–Aye, Commissioner Loving – Aye, Commissioner Rogala – Aye. Motion passed.

Update of Annual Reports Required by the DLGF Required by Indiana Code 36-7-14-13

The report was completed by Jane Jordan on or about April 6 and was submitted in time for the deadline of April 15, 2016.

Update of Economic Development Initiatives and Activities

Rurode said there are multiple landowners attracting businesses to Burns Harbor. Out of respect in the dealings of those parties, he could not give any more detail at this time. .

LiveWorkLearnPlay and the Container Village Project

The staff is supporting their efforts and once the RDC has finalized the planning and design, we'll be able to move forward with marketing and bring prospects to town.

Community Development Project

We are still waiting to hear from the State on the final approval of Marquette Greenway Trail. We anticipated hearing from them this month but so far have not. There was a long competitive bid process last year with limited funding from the State but it was awarded to us, so there is funding. There are also funds for upkeep of the Trail on a long term basis. There will be three phases for the project, planning, engineering and construction. The first phase, which has been approved, will run from Route 149 to the eastern border of the town, just south of Highway 12.

Update on Economic Development Communications

Communications Director, Danielle Ziulkowski wanted to build off the success seen on Facebook and therefore launched an official twitter account as of April 1 . Danielle invites everyone to follow @BurnsHarbor-IN. We have eleven followers and growing. We have received quite a few retweets from the Chamber of Commerce. Social media is a fun and creative way to speak directly to residents and friends of the town in a very cost effective way. Danielle encourages everyone to spread the news.

Review Process for Filling a Vacancy

Attorney Patton said the most current version of the Town Code, which is from 2000, does not address a non-voting member from the Schools. We need to speak with the School and their counsel as far as their appointment process, but essentially the School Board needs to appoint someone to this board that is a non-voting member. We need to update our Town Ordinance to address that oversight. Rurode said he believes the School may discuss this at their May meeting.

Review of draft picture of downtown container village/farmers market

Shem Khalil and Scott Kutcha of Global Engineering provided a presentation of the proposed container village/farmers market to the Burns Harbor RDC. Four options were presented.

The container village is one of the ideas mentioned in a study by LiveWorkLearnPlay and the first major project to be considered. LiveWorkLearnPlay is working on finding tenants for the container village. The container village will consist of restaurants, retailers, bars or shops.

The planned location for the village is on the northeast corner of Westport Road and Haglund Road and sits on 3½ to 4 acres owned by the Town of Burns Harbor. To the east of the property is a sizeable segment of land owned by the Duneland School Corporation.

Preliminary plans show the possibility of eight to twelve container units (container units measure 40 ft x 9 ft) with 20,000 square feet of barn space for the farmer's market. There is also a plan for a 120-space parking lot. The parking need may change depending on what type and how many tenants could possibly present themselves.

Rogala said he believes the parking lot should be located near the farmer's market. It was decided the container units should be brought in when there are interested tenants rather than building them and hoping for tenants to use them.

Khalil recommended the site be developed as a PUD (planned unit development). This would allow for renovation since the development itself is very innovative and the container units can be repurposed for different uses. The planning process could be part of the PUD.

Khalil said another possibility was some sort of public gathering area, such as a fire pit or fountain, or a combination of both. Landscaping, pedestrian lighting and possibly central seating. This is the new center of town, the downtown area, and there is something to go and see here. There really are all kinds of possibilities.

Hull said there is a lot more to this project than just put up a building and we'll be done. There are a lot of other things to consider. Certain guidelines have to be met so we don't end up with a hodge podge of buildings. Members of the RDC expressed they will make certain that standards are put in place that all tenants must meet. Commissioner Rogala said it's going to have higher standards as long as I'm on the commission.

Khalil said the site, which includes the town plaza, seating for the public gathering area, parking, some of landscape elements for the future location for the container units, would be considered as one project. He also said the Town can start as early as this year to begin preparing the site. He strongly recommends a one project site which can be broken into mini phases, for example:

1. First Year: Public gathering place
2. Second Year: Parking lot
3. Third Year: Fountain, fire pit or both.

These can be done in any order. The contractors can bid as such during the bidding process.

Khalil said the RDC faces many challenges such as deciding how to move the infrastructure, phasing, and, of course, funding. He suggests funding in the form of bonds, grants and private funding as well. Bozak said the RDC can look for grant opportunities as the planning continues for each phase.

Rogala said the focus of tonight's meeting is the layout of the project. Of the four possible schematics presented, the fourth schematic was the most popular. However, it was recommended it be turned upside down or flip flopped. Rogala said the fourth schematic is the concept the Town will pursue.

There is concern about an underground pipeline that cuts diagonally through the property. Patton recommends the RDC investigate the pipeline as the Town will not be able to build over it, but may be able to be used as green space.

Proposal to move forward with INDOT

The RDC will need to request the Indiana Department of Transportation to forfeit or relinquish management of Route 149 between U.S. 20 and U.S. 12 to the Burns Harbor in order for the Town to decide what the speed limits and traffic control should be for the new downtown area.

Khalil said there is a possibility that the Town would be responsible for the upkeep of road if Route 149 became a local road. He also said the state would maintain control of the bridges.

Rogala said speed limits would need to be lowered to ensure safety of everyone crossing the streets.

Trans-United, Inc. Roundtable Discussion

Jeff Fleming, President and CEO gave a presentation about Trans-United, Inc.

Headquartered in Burns Harbor since 1996, they are the 34th largest carrier in North America. Trans-United, Inc. was founded in 1964, and is the embodiment of the American CAN-DO Spirit, a firm commitment to solving the logistical problems of our customers. In fact, we thrive on these challenges. And, we recognize that each delivery-whether it is a flatbed, heavy, or specialized-comes with its own unique set of problems and challenges. As a result, we are continually innovating and improving the best practices in the specialized hauling arena. This is the core driver that defines us as an organization. And, this is what points the company toward a path for the future growth and success.

Trans-United, Inc. is an open trailer trucking company that specializes in Over-Dimensional and Over-Weight loads. We can ship from 200 lb. LTL loads to 200,000 lb. multi-axle loads.

Our fleet includes 5 to 13 axle configurations.

- Flatbed
- Step Deck
- Double Drop
- RGN
- 6 axle Dolly
- Perimeter Deck Trailers

We cover 48 states, Canada and Mexico. We are US Customs bonded. Our drivers have TWIC cards and we maintain an excellent safety rating.

Services include:

LTL - Whether it's 500 pounds or 24,000 pounds, it doesn't matter. At Trans-United, LTL is the most active part of our operation and we serve this market daily with the experience and equipment to safely move your machinery or fabrications. Your freight is handled by drivers who have the know how to secure, protect, and transport your valuable shipments. We also know that meeting shipping and delivery schedules is part of our job and that is what you will get each and every time. And, all of our trucks are equipped with the tarps, straps, and chains necessary to protect your shipment while in route to make sure it arrives in prime condition. Just like it's supposed too.

Flatbed - Our flatbed drivers are machinery specialists—all they move is flatbed freight. That's because we only hire experienced flatbed drivers with excellent driving records. We put them in the best equipment and support them with the best operations support staff in Specialized Hauling. Our drivers will take the time to properly secure your load, because getting it from point A to point B safely and on time is what TRUCKISMO is all about. After all, your load is important.

Specialized - We're not your average specialized carrier—not by a long shot. We live and breathe specialized hauling. It's what gets us out of bed in the morning and it's what keeps us working until we know your load is going to be delivered safely and on schedule. We love the thrill and challenge of moving your specialized loads throughout the United States and Canada. To do this, we have assembled a team of the most experienced drivers and operations specialists in the industry. And, we've equipped them with the best in heavy-haul tractors and specialty trailers. The result: We're able to match the right driver and equipment to your specialized load. So you can rest assured that your shipment will be transported safely and on-time

Super load - Our team of Super load drivers and planning staff will work with you to find the most cost effective way to move your most challenging objects. 200,000 pounds? Over height or over width? No problem. We go big and we go heavy every day, confidently operating some of the most unique equipment in the industry. This makes it possible to quickly come up with a cost effective solution for almost every challenge.

Power Only - In times of extreme need, such as Natural Disasters, Storm Relief, Power Outages, Boiler replacements, Asphalt or Concrete Plant relocations, Trans-United is ready to help. Always. You name it. We supply drivers and tractors. We make sure that they are the right match for your shipments of machinery or fabrications and that the tractors are securely mounted to your trailers or wheel areas to insure a successful move

Enclosed Transport - While we are known as a specialized hauler, we have been transporting van commodities—everything from raw materials to finished products—for years. After all, many of our customers have come to expect our attention to detail, ability plan shipments, to meet tight schedules and TRUCKISMO attitude and they want to receive the same care with their van commodities. They also appreciate having a single point of contact for all their shipping needs, enabling them to receive service tailored to their unique requirements. High Value Cargo? No problem. We use air ride trailers and drivers who know how to handle and secure your shipment to help ensure that it will arrive in one piece. So whether you want to move a single load, 200 loads, or even more, get to know us today for all of your shipping needs.

Project Planning - Coordination, coordination, coordination, planning, planning, planning, that is what it takes to successfully move multiple load projects. Our in-house Project Department is experienced at coordinating and planning multi-load projects, plant moves, international ocean port projects, and domestic rail moves. We provide on-site evaluations, daily site management, and tracking/tracing to insure a successful project, every time. We will not only provide the management, but also the equipment, trailers, blocking, and securement to make sure that the shipping and receiving is coordinated each and every day of your project to minimize the costs with riggers, vessels, and rail.

Warehousing - Not only will we move it, we can get it stored for you. Our warehousing facilities in Chicago, Illinois and Burns Harbor, Indiana are close to international ports and offer the following:

Chicago: a heated, fire resistant facility with 24-hour security, up to 100-ton overhead crane capacity, forklift services and rail access.

Burns Harbor: heated inside storage and outside storage with loading docks, an 18-ton mobile crane as well as 8 and 12.5- ton forklift capacity.

Wind Energy - Trans-United has the equipment, drivers and staff who understand what it takes to safely move wind blades, towers and components. Trans-United, Inc. makes the toughest jobs look easy. We live for this stuff.

Project Planning - Coordination, coordination, coordination, planning, planning, planning, that is what it takes to successfully move multiple load projects. Our in-house Project Department is experienced at coordinating and planning multi-load projects, plant moves, international ocean port projects, and domestic rail moves. We provide on-site evaluations, daily site management, and tracking/tracing to insure a successful project, every time. We will not only provide the management, but also the equipment, trailers, blocking, and securement to make sure that the shipping and receiving is coordinated each and every day of your project to minimize the costs with riggers, vessels, and rail.

Following are numerous awards received by Trans-United:

- Ranked in the Top 50 Carriers by International Cranes & Specialized Transport and American Cranes & Transport Magazines.
- 2010 IMTA's Fleet Safety Contest Winner in the 0 to 1,000,000 division
- 2009 IMTA's Overall Grand Safety Winner
- 2009 IMTA's Over The Road 0 to 1,000,000 mile Category
- 2009 IMTA's Local Division 0 to 1,000,000 mile Category

Source: <http://www.transunited.com/> and <https://www.facebook.com/truckismo>

Other Business/Public Comment

None

Adjournment

Commissioner Hull made a motion that we adjourn. Commissioner Biancardi seconded the motion. Commissioner Loving–Aye, Commissioner Bozak–Aye, Commissioner Hull–Aye, Commissioner Biancardi–Aye, Commissioner Rogala–Aye. Motion passed.

The meeting concluded at 6:35 p.m.

APPROVED on May 11, 2016

REDEVELOPMENT COMMISSION
FOR THE TOWN OF BURNS HARBOR

Marcus Rogala, President

Andrew Bozak, Vice President

Toni Biancardi

Eric Hull

Nick Loving

ATTEST:

Marge Falbo, Recording Secretary