

## **Burns Harbor Redevelopment Commission Minutes of March 11, 2020**

The Redevelopment Commission of the Town of Burns Harbor, Porter County, Indiana met in a regular session on Wednesday, March 11, 2020 in the Town Hall. The meeting was called to order by Redevelopment Commission Vice President, Brad Enslen at 6:00 p.m.

The Pledge of Allegiance to the American Flag was recited.

### **Roll Call:**

Commissioner Biancardi (Toni).....	Present
Commissioner Bozak (Roseann) .....	Present
Commissioner Enslen (Brad) .....	Present
Commissioner Hull (Eric) .....	Absent
Commissioner Loving (Nick) .....	Present
Commissioner Stone (Ronald) (non-voting member)....	Absent

### **Additional Officials Present**

Attorney-Clay Patton  
Karnerblue Era-Consultant-Tina Rongers  
Holladay Properties-Michael Micka  
Chesterton Tribune-Lily Rex  
Recording Secretary-Marge Falbo

### **Others Present**

Sarah Oudman  
Gail Van Loon

### **Approval of Minutes**

Commissioner Bozak makes a motion to the approve the February 12, 2020 meeting minutes. Commissioner Biancardi seconded the motion. Commissioner Biancardi–Aye, Commissioner Loving–Aye, Commissioner Bozak–Aye, Commissioner Enslen–Aye. Motion passed.

### **Reports**

Commissioner Loving says we had a conversation this week, Eric, I, Tina, and our bond counsel from Faegre Baker Daniels. On our behalf, Baker Tilly is starting to look into options for us on what we can do, especially where we wanted to go with it. They have all that now, so hopefully they will have an update for us by the end of next week, I think that's what they promised us. Rongers says yes, they just had to review some of their existing clients to make sure there isn't a conflict of interest. Once that is cleared then they can engage with Baker Tilly and they'll have a proposal to us regarding engaging them on bond counsel to assist us with financing the Westport PUD. Attorney Patton says our next meeting is April 8, 2020 so we will hopefully have something sent to us by the end of the month and that could be forwarded to the entire RDC body.

### **RDC Attorney**

None

### **RDC Engineer**

None

### **RDC**

#### **Consultant-Karnerblue**

Rongers says my report is on Marquette mostly. I can report under Old Business, if that's ok.

### **Duneland School Board Representative**

None

### **Correspondence**

Falbo says we have two pieces to acknowledge for the record and they are in your packet.

The **Annual Report to the Executive (I.C. 36-7-14-13)** for fiscal year ending December 31, 2019. This report gets uploaded to the State's website and it also is on file at the Town Hall.

The **Annual Treasurer's Report to the Redevelopment Commission (I.C. 36-7-14-8)** for fiscal year ending December 31, 2019. A lot of the data is similar to the Annual Report but that goes to the Town Council with a copy to this Board as well.

## **Old Business**

### *Marquette Greenway Trail Update*

Rongers says we do have Homer Tree Service underway with the tree clearing project. We did receive word today from Glenn Peterson of SEH. Because of the conditions of the ground Homer Tree Service will be able to cut and drop the trees but they're concerned about the soft soil. So, they want to leave the trees in place and come back in June when things are drier to pick up the fallen trees. They will be submitting a final change order to us with a \$0 change order meaning there is no money associated with the change order, it just allows them to extend the date from April 15 a little farther out to accommodate the completion of removing the trees. We are still able to bring the trees down by the end of the month. This keeps us within the timeframe to protect the bat habitat. The project is moving along. We will go out there and get some pictures so we can prepare some information pieces to get out to the public, so they know the project is on the way.

We are continuing to wrap-up the land donation with Arcelor Mittal and I know that Attorney Patton has been corresponding with their legal department regarding the deed. I think we are in the final stage of that. Attorney Patton says we did get the signed donation agreement back fully executed yesterday. I forwarded to Meridian Title and started that process for the title work.

### *Westport PUD Update*

Rongers says tonight we have Mike Micka with Holladay Properties with us. He wants to provide an update of where we are with the Westport PUD. Also, we will make a request to the RDC to release the team for the next set of tasks.

Micka says since last time we were here, we presented the concept plan to the Redevelopment Commission. If you recall, the concept plan included a 7,500-square foot municipal office building, an approximately 15,000-square foot community building attached to the municipal building, approximately 40 townhomes, a 138 unit apartment development, about 5,800 square feet as part of that to make it a mixed-use concept. It included retail space, stormwater detention areas, greenspace, roads, and parking. From there we submitted our application for the concept plan to the Plan Commission on January 17, 2020. We presented the concept plan to the Plan Commission on February 3, 2020. After that time, we received questions, suggestions, advice (thank you very much for some of that) from the Plan Commission. Then we were at the March 2, 2020 Plan Commission meeting and at that point and time we answered the questions that were still unanswered, and they made a recommendation to accept the concept plan as presented. The concept plan is what it is – it's "concept." The next level is the detail and so that leads us to where we are heading. The next step in the process is the actual PUD Ordinance application. The goal is to be in front the Plan Commission and present that on May 4, 2020 with a Public Hearing on June 1, 2020. This is where the detail really comes out. It's the engineered plans, it's the size and elevations of the road, the topography of everything included there. In order to do that our subcontracts with SMITHGROUP and Abonmarche are all very task based. We have done all the tasks through the concept plan. As Rongers mentioned, we are here tonight to ask for approval for the next level of tasks per the contract. With Abonmarche, it would be Task 3 and 4 and would have to do with the PUD Ordinance. Which is the next step here. Task 6 would be the 100% design documents for Abonmarche. We are also asking to release SMITHGROUP for Task 3 which is all the narrative as part of the PUD Ordinance. In an effort to do the PUD Ordinance, we have to get to the design documents required per your PUD and per your primary plat process. Everything is going as planned with the schedule. It's really the Plan Commission and Town Council approval from here for the PUD Ordinance, Public Hearings and then the plat through the Town Council. I will continue to be here as an update about what is going on. Commissioner Bozak has been involved, so we if she would like to catch up or if she has any specific questions, we would be happy meet with her. The request tonight is that your saying we're still ok with this concept. We're all in agreement on what's going on. We need to release the consultants on the next set of work so we can be prepared for the next meeting with the Plan Commission. With that said I am here for any questions, comments or concerns.

Commissioner Biancardi makes a motion to release the next tasks needed to complete the PUD Ordinance as Micka of Holladay Properties explained. Commissioner Loving seconded the motion. Commissioner Biancardi–Aye, Commissioner Loving–Aye, Commissioner Bozak–Aye, Commissioner Enslen–Aye. Motion passed.

Micka says one more thing relating to Westport. We have been engaged to work on the schematic plan for the municipal center, so we plan on being back here on April 8, 2020. We will get everything out ahead of time so you can review the design of the way the Westport center is laying out. Then at that point and time we will be asking for approval to maybe go on to the next level of detail on the construction drawings.

**New Business**

None

**Approval of Claims Register**

Commissioner Loving makes a motion to approve the Claims Register. Commissioner Biancardi seconded the motion. Commissioner Bozak–Aye, Commissioner Biancardi–Aye, Commissioner Loving–Aye, Commissioner Enslen–Aye. Motion passed.

**Approval of Financial Report for the Month of February 2020**

Commissioner Loving makes a motion to approve the Financial Report for the Month of February 2020. Commissioner Bozak seconded the motion. Commissioner Biancardi–Aye, Commissioner Loving–Aye, Commissioner Bozak–Aye, Commissioner Enslen–Aye. Motion passed.

**Good of the Order**

RDC members and Gail Van Loon from the audience all raved about the burgers, Chicago dogs, seasoned fries, and woodfire pizzas at Bibi’s Bites, Burns Harbor’s newest restaurant at State Road 149 and US 20.

Commissioner Biancardi says the pizzas are done super quick, and Commissioner Loving says the best part about Bibi’s owner, Sejla Harbas, is her. Commissioner Biancardi agreed that she’s super friendly.

**Adjournment**

Commissioner Loving makes a motion to adjourn. Commissioner Biancardi seconded the motion. Commissioner Loving–Aye, Commissioner Bozak–Aye, Commissioner Biancardi–Aye, Commissioner Enslen–Aye. Motion passed.

The meeting concluded at 6:15 p.m.

**APPROVED on April 8, 2020**

REDEVELOPMENT COMMISSION  
FOR THE TOWN OF BURNS HARBOR

\_\_\_\_\_  
Eric Hull, President

\_\_\_\_\_  
Brad Enslen, Vice President

\_\_\_\_\_  
Toni Biancardi, Secretary

\_\_\_\_\_  
Roseann Bozak

\_\_\_\_\_  
Nick Loving

ATTEST:

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Marge Falbo, Recording Secretary