

Burns Harbor Redevelopment Commission Minutes of Wednesday, May 8, 2019

The Redevelopment Commission of the Town of Burns Harbor, Porter County, Indiana met in a regular session on Wednesday, May 8, 2019 in the Town Hall. The meeting was called to order by Redevelopment Commission President, Eric Hull at 6:00 p.m.

The Pledge of Allegiance to the American Flag was recited.

Roll Call:

Commissioner Biancardi (Toni)	Present
Commissioner Enslin (Brad).....	Present
Commissioner Hull (Eric).....	Present
Commissioner Loving (Nick)	Arrived Late
Commissioner Poparad (Ray)	Present
Commissioner Stone (Ronald) (non-voting member)....	Absent

Additional Officials Present

Attorney-Clay Patton
Clerk-Treasurer Jane Jordan
Fire Chief-Bill Arney
Karnerblue Era-Consultant -Tina Rongers
Chesterton Tribune-Lily Rex
Recording Secretary-Marge Falbo

Others Present

Sarah Oudman
Sam Falbo

Approval of Minutes

Commissioner Poparad makes a motion to the approve the April 10, 2019 meeting minutes. Commissioner Biancardi seconded the motion. Commissioner Biancardi-Aye, Commissioner Enslin-Aye, Commissioner Poparad-Aye, Commissioner Hull-Aye. Motion passed.

Reports

Commissioners

Commissioner Biancardi says the Market opens next Wednesday, May 15, 2019.



Burns Harbor Food Truck Square Facebook Page

April 15, 2019

We are pleased to announce the 2019 Season and Dates.

This year we will be focusing on making the Food Truck Square into a Monthly Community Festival rather than a Weekly Market.

The dates will be:

May 15
June 12
July 17
Aug 14
Sept 18

We plan to have Beer, Wine Drink sales each date, as well as games, tournaments, Art classes and Demos, Live Music as well as an expanded Kids Area with multiple Bounce Houses.

Commissioner Hull says will you follow up with Durham at the Chamber. Commissioner Biancardi says yes. Commissioner Hull says we'll need to ask the Street Department to get the picnic tables out and test the lights. The grass is cut and everything else is ready to go.

RDC Attorney

None

RDC Engineer

Commissioner Hull says the engineers are not here, they didn't have anything to report tonight.

RDC

Consultant-Karnerblue

Grants Update

Commissioner Hull says the first thing we have is an update on the Grants. I am sure that all of you have seen that we were awarded the Next Level Trails Grant and Rongers can explain what that means in her update.

Rongers says the Next Level Trails was awarded by the Indiana Department of Natural Resources and the grant amount is \$1.78 million. This will enable the Town to construct the Marquette Greenway Trail from State Road 149 along Navajo over to the Town boundary with the City of Portage. In addition to the Next Level Trails, we did fully execute the grant agreement with the Indiana Department of Natural Resources on the Recreational Trails Program grant. That was for the Marquette Greenway Town connector section which is State Road 149 at Westport along the northern boundary of the four-acre and 28-acre sites into the Stanley property. That grant amount was \$168,000. Overall we continue to advance the environmental review process and in speaking with Glenn Peterson at SEH, we anticipate the approval of the environmental in October. We did receive some communication this past month regarding the environmental review process and everything is on track. The preliminary engineering and design will be ready in June which is part of that environmental process. So that would be the update on the Marquette grants.

Rain Barrels

Rongers says another grant that we have received in the past through Porter County was the Rain Barrels. We still have the two rain barrels that we need to install. We need to look into installing these rain barrels this year either on Town property, for example, the Fire Department or somewhere in the Park. Commissioner Hull asks Fire Chief Arney if he would like a rain barrel for his new landscaping. Fire Chief Arney says yes, we could use one off the side of the building. Rongers says it would be great to get those installed. Originally we had envisioned those on the four-acre site as part of the Food Truck Square but with the changes at the site, we can look at other locations.

Food Truck Square

Commissioner Biancardi says as previously stated the Food Truck Square is opening next week, May 15, 2019.

Duneland School Board Representative

Hull says Commissioner Stone isn't here tonight. Their legislation passed.

Chesterton Tribune Excerpt

All 30 Duneland precincts voted Yes in the school referendum

By KEVIN NEVERS- Posted 5/9/2019

Seven years ago, when the Duneland School Corporation first put a property-tax referendum on the ballot, the initiative won by a wafer-thin margin of 153 votes or only 1.9 percent of the 8,033 votes cast.

Of the 30 Duneland precincts, fully 17 voted No and only 13 Yes, and it was only by virtue of heavy Yes-voting in four Chesterton precincts--representing Tamarack and Tanglewood; the Estates of Sand Creek and the Villages of Sand Creek; Westchester South and Chestnut Hills; and Golfview Estates and Dogwood Estates--that the narrow margin of victory was secured at all.

Seven years later, in the municipal primary election on Tuesday, the Yes vote was overwhelming: 3,389 or 73 percent voted in favor of the continued property tax; only 1,241 or 27 percent against it.

And this time, all 30 Duneland precincts were carried by Yes votes.

Correspondence

Falbo says the Marquette Greenway Early Coordination Letter. I received the letter in an email. It was sent blind copy and I'm not sure who the recipients were, so I included it in everyone's packet tonight for your review.

Rongers says that is the letter I was just referring to. It is part of the exchange that happens as part of the environmental review process. Commissioner Hull, I believe this week you sent an acknowledgement via email that you were in receipt of the letter, and that the Town had no objections to it. Then we got a formal letter from the DNR awarding the grant for \$1.78 million and a handbook that goes along with it. We'll take a look at what we have to do there.

Old Business

Comprehensive Plan Update

Commissioner Hull says the RDC is handling some of the Comp Plan things for the Plan Commission and last month we received a contract from SEH but there were some questions that had to be reviewed and I believe Attorney Patton has had a chance to look at that and everything is in order. Attorney Patton says yes.

Commissioner Biancardi makes a motion to the approve the contract with SEH for the Comp Plan. Commissioner Poparad seconded the motion. Commissioner Poparad–Aye, Commissioner Biancardi–Aye, Commissioner Enslin–Aye, Commissioner Hull–Aye. Motion passed.

Commissioner Biancardi says it does call for an initial meeting with SEH and I would like to suggest that Commissioner Hull and I be a part of that meeting because we are also on the Plan Commission and ask if the rest of the Board is ok with that. Commissioner Poparad says it sounds like a plan.

Master Development Agreement

a. Approval of Holladay Properties Contract

Commissioner Hull says you have all received a copy of the contract and hopefully you've had a chance to review it before we go over that. I'd like to invite the gentleman from Holladay to the podium.

I am Mike Micka with Holladay Properties and with me is A.J. Monroe, also of Holladay. First, thank you for this opportunity. We started work back when the Request for Qualifications came out in September or October of last year. We replied to the request and have since had several other discussions through this process. Most recently we finalized the Master Development Agreement that you have before you. That was prepared by Attorney Patton and reviewed by us.

We are excited about this project. I would like to share a little background about Holladay. We are headquartered in South Bend with 250 employees corporate-wide. As mentioned, A.J. and I work in the Portage, Indiana office. We have about 20 employees in that office and A.J. and I will be the lead on this project. Holladay entered the Portage market in 2000 when we started the AmeriPlex at the Port. We started infrastructure for the first building in 2001. Since then we have built about 2.5 million square feet out there, about 5,000 people are working in that area. The total investment is about \$160 million right now. Holladay is a development company and our goal is to mirror that. We also have a project in downtown Portage called Promenade at Founders Square. It's a 340-unit apartment building with about 11,000 square feet of retail. We started that planning that project about 2013, broke ground in 2017 and completed the final building in September/October of last year. Again, we are excited to take that same excitement and energy in Burns Harbor.

Commissioner Hull asks the Board if they have any questions. There were no questions.

Commissioner Hull says we are really excited about it. We've had some discussions and have come to a pretty good direction and I think everyone is on the same page.

Commissioner Hull asks the board for their recommendation.

Commissioner Poparad says the service fee is not to exceed \$48,000.00. Commissioner Biancardi says with the option to expend \$4,000.00 monthly but not to exceed \$48,000.00.

Commissioner Hull says the intent and the partnership is that Holladay is not necessarily working for us as much as they are working with us. I believe that is really going to make the difference in moving forward.

Commissioner Biancardi makes a motion to the approve the Master Development Agreement with Holladay Properties with the option to expend \$4,000.00 monthly but not to exceed \$48,000.00. Commissioner Enslin seconded the motion. Commissioner Biancardi–Aye, Commissioner Enslin–Aye, Commissioner Poparad–Aye, Commissioner Hull–Aye. Motion passed.

IDNR Next Level Trails Grant Awarded \$1.78 million

Commissioner Hull says we did talk about that a few times. It's exciting and we're going to talk about it a lot. I spoke with Rongers and received an email from Peterson and we are planning to put together a timeline for next month describing what the next two years are going to look like but subject to change. It will give us a good idea of what to expect and how it will be accomplished. The Board should be receiving that sometime during this month for review next month and we will present it to everyone then.

Commissioner Hull asks if there is any other New Business.

Clerk-Treasurer Jordan says there may be something new. We've received a property tax bill for the Stanley property. I would need some direction on how to handle that. Attorney Patton and I spoke briefly before the meeting but it would certainly be your decision as a Board how to handle that. Attorney Patton says I looked at the master statement from their closing and the Town did receive a \$386.98 pro-rated tax bill covering January 1, 2018 to the date of closing June 28, 2018. Obviously that's two days' shy of the first half of the year. So the bill we received is almost \$387 and that tax bill is \$403.32. So it's within \$20 of the taxes because a private person owned it. My suggestion is to pay this bill in May. I had sent two separate emails to County officials asking them why we got this property tax bill for the second half which is for November. We shouldn't have a tax bill for that. I went on the County Assessors' website and the property record still reflects the prior owner although the deed has been recorded. I think there has been some oversight somewhere, but I think you should pay the taxes for the first half of 2018. I believe we would get a revised tax statement saying nothing is owed for the second half of 2018/2019.

Commissioner Poparad makes a motion for the RDC to pay the tax bill in the amount of \$403.32 for the first half of 2018. Commissioner Enslin seconded the motion. Commissioner Enslin-Aye, Commissioner Loving-Aye, Commissioner Poparad-Aye, Commissioner Biancardi-Aye, Commissioner Hull-Aye. Motion passed.

Approval of Claims Register

Commissioner Loving makes a motion to approve the claims register as submitted except for the tax bill for the Porter County Treasurer in the amount of \$806.64. Commissioner Biancardi seconded the motion. Commissioner Loving-Aye, Commissioner Poparad-Aye, Commissioner Biancardi-Aye, Commissioner Enslin-Aye, Commissioner Hull-Aye. Motion passed.

Approval of Financial Report for the Month of April 2019

Commissioner Loving makes a motion to approve the Financial Report for the Month of April 2019. Commissioner Enslin seconded the motion. Commissioner Biancardi-Aye, Commissioner Enslin-Aye, Commissioner Loving-Aye, Commissioner Poparad-Aye, Commissioner Hull-Aye. Motion passed.

Good of the Order

Fire Department Paving

Clerk-Treasurer Jordan says there is a purchase order and I'll let Fire Chief Arney explain that. Fire Chief Arney says it's for the paving and it's a different price from what's was encumbered.

Clerk-Treasurer Jordan says the first quote that was submitted was encumbered from last year and I know the State Board will give some leeway if the price is the same or the Company name is different; but, with the price being different I am going to try and get some clarity for you whether we can still use the encumbered funds from the first quote and then the remainder would come from this year's budget. I am not sure they will allow us to do that so I'll have to get back to you on that. It may all have to come out of this year's budget. Commissioner Hull says what happens with the balance that was encumbered. Clerk-Treasurer Jordan says you lose it. You are not losing money; you are losing the ability to spend that money.

Village Land Company

Oudman from the audience says next week the Village Land Company is going to be participating in a Duneland Chamber project where they do promotion of local businesses that are aimed at relocators. The Town of Chesterton found that they were getting too many people looking at their Town website for relocation information. It was really intended to be a Town citizens' information center. They had this link and the person that was involved in it was kind enough to give us a put up into that thing, so Village Land Company and the Village is going to be participating and we chose to divide our video that comes with that into two 30-second videos. The second video we

chose to highlight Burns Harbor – why would you want to come to the Village or Burns Harbor and highlight the things that are attributes of Burns Harbor. One of the suggestions was to film the Festival in Chesterton and I said we have a Festival, so they are going to be here next Wednesday for Food Truck Square the same day. I would like to know if it's ok if they do some wide shots of the Food Truck Square activities as part of that promotional video. Commissioner Loving says wide angle shots in public you do not have to get permission for. Commissioner Hull says there are no objections as long as videographers know all the rules involved. The relocater issue is zip code driven and the Town of Chesterton was tired of explaining the surrounding areas with the same zip code, so there will be a link on the Town of Chesterton's website that will direct individuals to different areas in that zip code and also allow them to view the videos we discussed.

Adjournment

Commissioner Biancardi makes a motion to adjourn. Commissioner Loving seconded the motion. Commissioner Loving–Aye, Commissioner Poparad–Aye, Commissioner Biancardi–Aye, Commissioner Enslin–Aye, Commissioner Hull–Aye. Motion passed.

The meeting concluded at 6:27 p.m.

APPROVED on June 5, 2019

REDEVELOPMENT COMMISSION
FOR THE TOWN OF BURNS HARBOR

Eric Hull, President

Brad Enslin, Vice President

Toni Biancardi, Secretary

Nick Loving

Ray Poparad

ATTEST:

Marge Falbo, Recording Secretary