

TOWN OF PORTER
Redevelopment Commission
303 Franklin Street
July 22, 2025

Meeting was called to order at 6:00 p.m.

Pledge of Allegiance

Present: President Allison Hultman, Vice President William Lopez, Russ Erwin, Peter Sawochka-Dalton, and Beth Mehling.

Absent: Jamie Hogan

Also Present: Director of Development Michael Barry, Attorney Christopher Willoughby, and Secretary Karen Spanier.

Approval of Minutes

Bill Lopez made the motion to approve June 24, 2025 meeting minutes, with Peter Sawochka-Dalton making the second.

Motion carried 4-0.

Consideration of Claims

Russ Erwin made a motion to approve claims for July as presented, with Peter Sawochka-Dalton making the second.

Motion carried 4-0.

Audience Participation

Reports

Building Commissioner/Director of Development

Barry stated he requested four companies to give quotes to do appraisals for the property on Hwy 20, he received two back. One is from Vale Appraisal Group in the amount of \$2,000.00, the other from Valuation services in the amount of \$1,800.00. He said the owners are interested in selling and he is asking to proceed with appraisals for the property on U.S. Hwy 20.

Barry said upon the acquisition of real property is IC36-14-19, stating the basically that RDC approves and adopts the list of property to be acquired and to be offered. The price offered may not exceed the average of two independent appraisals. Basically, the RDC would need to come up with a list of properties they would like to purchase. Barry asks Attorney how to do this.

Attorney Willoughby states this can be done by resolution or amendment to current one if we have one, to proceed. Attorney Willoughby explains what goes in resolution and that he will prepare the resolution in advance for meeting.

Attorney Willoughby asks if we can do a less cumbersome straight forward version that might be an option plus the more formal version. We can see if there is an easier way, since there is no structure on the property, it is just vacant land.

Attorney Willoughby mentions the RDC can approve to proceed with appraisals.

Peter Sawochka-Dalton made a motion to proceed with the two appraisals, one for \$1,800 and one for \$2,000 for property at Waverly and US HWY 20, Russ Erwin made the second.

Motion carried 4-0.

Allison Hultman asked if the appraisals can come from RDA grant money. Mike Barry states RDC would pay for that, the grant money is for anything for use for the trail. However, Barry will verify we can use the grant money for purchase of property.

Barry states Mnoke Prairie is still in Environmental Review which is a Federal review.

Old Business/New Business

Exterior Grant Program Application/Memorandum of Understanding-DEDC

Barry states Maura made some revisions to application with comments from the last meeting.

Hultman mentions the MOU outlined that the Porter monies will stay in Porter.

Barry mentions the MOU says Town of Porter and asks if it should say Porter Redevelopment Commission.

Attorney Willoughby mentions it should be RDC and that every town or RDC that is signing an MOU shows the same thing.

SawochkaDalton asked why it should be put in. Attorney comments so that everything is equal and everyone is on same page with same rules.

Hultman ask could the DEDC ask the Town of Porter for funding to help support overall program that might not be specific to our town.

Attorney Willoughby if you have the funds available but are not required to. It is not mandatory and not required.

Barry states if you don't put any money in it, the businesses that contribute can spread out if they wanted to. Barry states we should have it say Town of Porter RDC.

Hultman mentions termination clause she had asked to 90 days DEDC did 30 days with either party can terminate.

Attorney exempts out those already in the process unless you run out of funds.

Sawochka-Dalton questions Attorney about existing disbursements as long as there is money to disburse.

Attorney states termination process is for new applications.

Hultman stated sometimes there are businesses that donate to this fund that it gets disbursed to everyone.

Barry mentions that it is a DEDC issue not ours. Our money is our money if other business contribute DEDC can decide what to do.

Attorney states if you see that happening then don't participate anymore. Barry mentions it is five communities Beverly Shores, Pines, Dune Acres, Porter, and Chesterton.

Barry noted Clerk- Treasurer Peffers asked if we donated and money isn't used can we get money back. Would that be something that if we terminate or do we have a claw back clause?

Attorney states if we terminate it that means we get it back.

Barry also noted he needs to get the DEDC to change verbiage to say Town of Porter RDC plus attorney verbiage at end.

Bill Lopez made motion to approve the MOU subject to two changes to MOU. Changing entity to Town of Porter RDC and verbiage to be the same in all agreements, Russ Erwin made the second. Motion carried 4-0.

Hultman mentions that once this is signed, we are good to go.

Hultman mentions Maura sent over a more finalized version taking comments into account and our legal representative had a few questions on program. Our Attorney asked if the intention is to fund only reimbursement or will grant also cover work in progress that require payment during progress. Barry mentions it should be reimbursement.

Sawochka-Dalton states the grant reimbursement itself calls for a reimbursement, which is applicants will be reimbursed, and at the end it certainly implies it must be completed as there are before and after photographs.

Hultman questioned, will there be an additional agreement upon award being made, which would include remedies if the applicant breaches its duties.

Hultman asked if we would have any authority.

Erwin mentions it basically states that if they breach it, then they're not eligible for any future credits.

Barry said we should put proof of payment and should include lien waivers, if it doesn't state that.

Hultman mentions the Memorandum of Understanding, the funds that Porter provides to the DEDC are dedicated to Porter projects only. Contractors must be licensed with the Town of Porter, or they can do the work themselves. And then asks what the next steps are.

Barry said he spoke with attorney, the last sentence should be this agreement is of paramount importance and should be a deal breaker if others are opposed.

It doesn't need to be difficult, just a very simple document that just basically says what I said.

Barry states if the application is the way you want it, you can approve it. We are not approving the program until we have the MOU signed.

Barry mentions when you sign the MOU, I think you are approving the whole thing.

Hultman states so then we are safe to say that once that MOU is signed, we can go public, and we are moving forward.

By consensus, Redevelopment Commission agrees.

New Business

Memorandum of Understanding-DEDC

Commission Comments

Erwin mentions we are going to be doing our spending plan soon, so we need to start thinking about that. He has spoken with Chief Craig and having the Fire Department part-time employees has been successful, and he would like to continue to do it. He is going to have Chief Craig come in for August/September meeting and give a run down on the success.

Hultman asks the Commission to bring comments to next meeting on the short- and long-term goals for RDC.

Adjournment

Peter Sawochka-Dalton made the motion to adjourn.

Meeting Adjourned at 6:33 p.m.

Pursuant to IC 5-14-1.5-2.9, this meeting was livestreamed to youtube.com/@porterindiana. A recording of the livestream will remain publicly available for a minimum of ninety (90) days following the date of the meeting. Meeting agendas, minutes, and any memoranda, may be viewed at townofporter.in.gov.

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Approved the 26th day of August, 2025

REDEVELOPMENT COMMISSION OF THE TOWN OF PORTER

/s/ William Lopez, Vice- President

/s/ Russ Erwin, Secretary

/s/ Jamie Hogan, Member

/s/ Peter Sawochka-Dalton, Member

Attest: /s/ Karen Spanier, Recording Secretary