

**TOWN OF PORTER**  
**Redevelopment Commission**  
**303 Franklin Street**  
October 22, 2024

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

**Pledge of Allegiance**

**Present:** President Allison Hultman, Vice President William Lopez, Laura Madigan, Russ Erwin, Jamie Hogan, and School board Member Beth Mehling.

**Also Present:** Attorney Laura Frost, Director of Development Michael Barry, Clerk Treasurer Corinne Peffers, and Secretary Karen Spanier

**Approval of Minutes**

Bill Lopez made the motion to approve the September 24, 2024 meeting minutes, with Jamie Hogan making the second.

Motion carried 5-0.

**Consideration of Claims**

None

**Audience Participation**

None

**Reports**

Building Commissioner/Director of Development

Michael Barry states he has a meeting with the new National Park Superintendent on October 28<sup>th</sup>. If anyone has questions, please email him. The most important thing is to keep the trail projects moving. Mnoke prairie has been moving along pretty well.

**DK Trail**

Michael Barry announced the Porter County bridge project will be done November 1. The bridge over 94 will be resurfaced and that is where our trail is going to be.

Originally our portion of the cost was to be \$1,032,000 back in March 2023. They say now our portion is \$510,000 down by half. That will be going out to bid either October 2025 or 2026 depending on funding. This would take trail up to Orchard, then north on Waverly get to the 4 way stop cross street to east side of road, so trail does not go through the liquor store parking lot. Then we are on east to a vacant lot, that we should by the way look into purchasing. We could use as a trail head with something nice there. Now continue to the south side of water park property to Cloverleaf in front of the houses, north to South Bailey Dr., we need to discuss what to do with South Bailey Dr., could possibly make it a one way road or cut out road all together and use for trail, but that is a council discussion. Flap grant 100% funding for Porter Beach. He will be talking about a lot of projects with National Park.

Allison Hultman asked Michael about any engineering funding for projects for 2025. Michael Barry that DK Trail section portion we have preliminary engineering approval to get route together. And a set of preliminary plans for Next Level Trail grant waiting on National Park for final pieces.

Laura Madigan ask about \$500,000 earmarked for Dunes Kankakee Trail for 2025 do we need to change the dollar amount or leave as is. Michael Barry states he think it will be fine as is. Corinne Peffers

responds to questions on \$500,000 states we need a breakdown of expenses for capital and engineering costs vs what we expect in grant money. Is that another Next Level Trail Grant? Michael Barry states we will not be building anything next year engineering only in 2025, construction in 2026.

## Attorney Report

None

## Old Business

### Budget Discussion

Allison Hultman stated that the Series A Bond is pretty straight forward, those numbers don't change from year to year they are just bond payments. Capital expenditures Marquette Greenway, Dunes Kankakee, Park Equipment, Signage, and other general improvements throughout the year.

Laura Madigan mentions that the Series A bond will be paid off in 2026 but we could payoff in 2025 and save approximately \$11,000.

Corinne Peffers also mentions that you could payoff this year, however you would need to give bond holders 30 day notice. She is not sure what the savings will be. Laura Frost would have look at actual documents.

Laura Madigan made a motion to have Town hall contact lender and get payoff for 2010 Series A Bond. William Lopez made the second. Motion passed 5-0.

Allison Hultman mentions signage only includes Phase 1 that was approved at last meeting. The additional phases total approximately and additional \$85,000 on top of the \$40,000. She is opening up to group about increasing signage amount.

Laura Madigan would like to see RDC go forward with this project for 2025 unless quotes change. She would like to look at a not to exceed amount. Allison Hultman questions so the total cost would be \$106,008. Laura Madigan affirmed but she is still working on getting that amount lowered.

Commission agreed on a not to exceed \$65,000 for signage budget.

Allison notes the \$25,000 in Façade Grant to help 4-5 business with exterior repairs to business as long as in TIF district.

Allison Hultman said \$40,000 is to help support Fire department. She thinks it is the right thing to do. William Lopez believes before we take any action we need more information.

Laura Madigan said she spoke with Chief Craig about this, and he is working on what he is looking for. Allison Hultman mentions the fire department is looking for help during summer months.

William Lopez stated that we are approving an expenditure prior to the information. We don't see numbers or see a plan to see if amount is appropriate.

Corinne Peffers noted DK Trail Capital expenditures of \$500,000 will go down and move \$150,000 in engineering.

Corinne Peffers also mentions the grant line item of \$2.5 million is an inflated amount.

Michael Barry said they are trying to avoid spending.

Allison Hultman ask the Commission to review changes to budget for next meeting.

## New Business

### Façade Grant

Allison Hultman explains the façade grant for exterior improvement for businesses in TIF District. She would like to board to review and vote on next meeting.

Michael Barry mentioned two bars downtown, saying one is purchased and is being remodeled.

The Steel barrel the owner is working on and wants a restaurant not a bar.

He also needs to get with Tilden's to see what to do with their two buildings, the new building they are trying to lease. He probably needs to send a letter to clean up property.

Saylor Basket is up for sale.

He has a meeting next week with a person interested in water park property, and he has a proposal for the vacant land behind Leroy's.

Russ Erwin wants to know what is going on with Truck Stop on 20, Michael Barry states all he knows is it is for sale.

Allison Hultman asked Attorney Frost if she found out any more information about using TIF funds for Grants.

She replied she would be happy to talk to Baker Tilly.

Laura Madigan mentions she went to a conference in Fort Wayne and they were talking about TIF monies for façade grant. She even spoke with a council person from Hobart where they did Historical district façade grants. Attorney Frost said to give her contact information for Hobart and she will reach out.

Allison Hultman mentions that the ESC looking to incorporate ideas to façade projects. Michael Barry asks if the ESC should have a line item in the budget for TIF area.

Allison Hultman asks to add \$10,000 into capital expenses for ESC projects.

### **Commission Comments**

Russ Erwin questioned if the RDC wanted to change next month's meeting.

William Lopez made a motion to change the November 26, 2024 meeting to Thursday, November 21, at 6:00. Laura Madigan made the second. Motion passed 5-0.

### **Adjournment**

Russ Erwin made the motion to adjourn.

Meeting Adjourned at 6:50 p.m.

Approved this 21<sup>st</sup> day of November, 2024.

Allison Hultman, President

William Lopez, Vice-President

Russ Erwin, Secretary

Laura Madigan, Member

Jamie Hogan, Member

ATTEST: Karen Spanier, Recording Secretary

