

TOWN OF PORTER
Redevelopment Commission
303 Franklin Street
November 21, 2024

Meeting was called to order at 6:02 p.m.

Pledge of Allegiance

Present: President Allison Hultman, Vice President William Lopez, Laura Madigan, Russ Erwin, and Jamie Hogan

Absent: 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 October 22, 2024 meeting minutes, with Jamie Hogan making the second.

Motion carried 5-0.

Consideration of Claims

Laura Madigan made a motion to approve claims for November as presented, with Russ Erwin making the second.

Motion carried 5-0.

Audience Participation

Brian Bugajski, Town of Porter Park Department stated that there was a maintenance agreement with the Parks Department and Redevelopment Commission for maintenance on the trails. In lieu of that last payment of \$5000.00 for the 4th quarter, he is instead requesting to get approval to purchase up to 175 treated timbers for a total of \$4,900.00. They would be delivered to Hawthorne Park this would be a capital infrastructure improvement which is an allowable cost to be paid for by RDC. We would be using these at various area parks to put in a safety barrier between park and parking area.

Laura Madigan made a motion to approve the purchase of up to 175 timbers for a safety barrier, with Russ Erwin making second.

Motion carried 5-0.

Reports

Building Commissioner/Director of Development

Michael Barry announced he had a meeting with the new National Park Superintendent Jason Taylor on October 28th. They talked about Mnoke Prairie and another project we have, it was a very productive meeting and we are all on same page.

Michael Barry comments the Town of Porter signs are starting to be installed. We have two that need INDOT permits and INDOT requires we research the right- of- way and survey the location. He asked Global Engineering to put together a task order for it and it is not to exceed \$3,500 for each location for a total of not to exceed \$7,000.00. Michael Barry states he has to have this item completed before he can apply for permit for sign.

Allison Hultman asks the cost is an additional \$7,000 to \$36,000 previously approved. Barry affirmed. The last two signs are on private property and he already has approval for them. There is nowhere else to put them.

Brian Bugajski comments we need to purchase signs and store them until we find a place to put them. Allison Hultman mentions we will meet in December what about we table it and look into another location.

Laura Madigan made the motion to table matter until next meeting for Michael Barry to look into NITC location, Jamie Hogan made second.

Motion passed. 5-0.

Attorney Report

Laura Frost mentions she did reach out to some people on the façade grant and has a meeting tomorrow. So at next meeting she should have more information.

Old Business

Façade Grant

Allison Hultman mentions that three years ago we started this exterior façade grant and it was tabled and we are looking to put on table again.

Allison Hultman gave an overview of grant 50% match, rules are must own property, be current of property taxes, have a business that is registered in Town of Porter, only used for exterior of the property, maintain improvement.

Laura Frost asks how long after completion are you going to police it. She doesn't know how that would work.

Allison Hultman said the ESC met on Tuesday and came up with some sustainability improvements and education, and noted that landscaping cannot be part of grant process. She also mentions maybe considering energy efficient signage. Michael Barry said it could be a one line saying we encourage sustainability or part of scoring process.

Michael Barry announced The Steel Barrel remodel the patio and stairs for apartment upstairs. The owner is looking for a tenant wants a restaurant not a bar. The Whistle Stop, the new owner took down sign, put a new façade on the front, and will be remodeling inside.

Laura Madigan mentions maybe we should dust off and look through Downtown Master Plan and make sure the façade grant is within scope of master plan.

Allison Hultman commented we need to approve claims next month and is looking for a motion to move the meeting to Monday, December 23 so we don't meet on Christmas Eve.

Laura Madigan made a motion to change the December meeting to Monday, December 23 at 6:00 p.m., with Bill Lopez making the second.

Motion passed 5-0.

New Business

Series 2010A Bond Payoff

Allison Hultman states last month we talked about paying this off early to save on interest payments. The payoff amount is \$528,773.72 and that would give us a savings of over \$14,000.

Russ Erwin made the motion to pay off the Series 2010A Bond in the amount \$528,773.72, with Bill Lopez making second.

Motion passed 5-0.

2025 Budget

Allison Hultman comments Corinne Peffers made all the updates that were discussed at last month meeting. She read the list and looking for a motion to approve.

Laura Madigan made a motion to approve 2025 Redevelopment Spending Plan, with Russ Erwin making the second.
Motion passed 5-0.

Commission Comments

Laura Madigan comments she appreciates the cooperation between Council and Redevelopment.

Adjournment

Laura Madigan made the motion to adjourn.
Meeting Adjourned at 6:32 p.m.

Approved this 23rd day of December, 2024
Allison Hultman, President
William Lopez, Vice-President
Russ Erwin, Secretary
Laura Madigan, Member
Jamie Hogan, Member

ATTEST: Karen Spanier, Recording Secretary