

TOWN OF PORTER
Redevelopment Commission
303 Franklin Street
January 28, 2025

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

Pledge of Allegiance

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

Also Present: Director of Development Michael Barry, and Secretary Karen Spanier

Organizational Appointments

Jamie Hogan made a motion to appoint Allison Hultman as President, roll call vote 5-0.

Allison Hultman made a motion to appoint William Lopez as Vice President, with Jamie Hogan making second.

Motion carried 5-0.

William Lopez made a motion to appoint Russ Erwin as Secretary, roll call vote 5-0.

William Lopez made a motion to appoint Karen Spanier as Recording Secretary, with Jamie Hogan making second. Motion carried 5-0.

Approval of Minutes

Jamie Hogan made the motion to approve December 23, 2024, meeting minutes, with William Lopez making the second.

Motion carried 5-0.

Consideration of Claims

Peter Sawochka-Dalton made a motion to approve claims for January as presented, with Jamie Hogan making the second.

Motion carried 5-0.

Audience Participation

Reports

Building Commissioner/Director of Development

Barry mentions Global is not done with the signage survey yet and as soon as he gets that he can submit for permits.

Then we can get those last two signs put up. Hultman asks how long after will signs be put up. Barry states possibly by March.

Barry mentioned he had a meeting on January 7th with all the partners for the Marquette Greenway Trail.

They have started the Environmental process and sent drawings to Next Level Trails. And every time we get an invoice and pay it; he sends a voucher for the invoice. We had a match on this project of 520,000 and we are eating it up as we go. Burns Harbor section has issues with railroad. They are going under railroad tracks instead of over.

Barry mentions the DK trail route SEH is working on is still being finalized. We need to submit for Next Level Trails, and he overlapped it with Flap Grant we are working on. The Flap Grant covers Porter

Beach to Downtown, so it overlaps part of project. It will cross over INDOT 94 Bridge, INDOT is going to construct trail section, the original estimate was a million now estimate is cut in half. It looks like it is going to go into next year and completion timeframe is uncertain. We will pay them to run over the bridge. The trail will take to Orchard, then go to Oakhill and cross the street, run up to 20 and cross street, straight up Waverly past Dollar General and tie into another trail. It probably will end up as a meeting of another trail we come up with the Flap Grant. Probably run through neighborhood of South Bailey and cross 49 with a crossing. Hultman asks about completion time, Barry mentions they are trying to find out with Governor switch. Lopez asks about going through South Bailey, Barry mentions Town Council needs to investigate making that a one way out it has a 20ft right of way, so cars are not flying down road. INDOT has okay us to cross at that location. Hultman asks how long till it is completed. Barry states 2-5 years for completion being there are a lot of components. The property at corner of 20 and Waverly is vacant, he suggests we purchase that property and make an amenity for park or trail. The goal now is to get the trail to the Dollar General.

Barry comments he is meeting with Matt Reardon next Thursday about Brickyard property. In center of property was contamination. We did do a few borings, and we need to do a few more. Once all that is done then we must submit a soil management plan with IDEM with all the steps of remediating property. So, we must have a use for the property, he pictured it small homes. It is approximately 2-5 thousand per acre to clear trees and to fill in 3ft it would cost 700,000 to a million. It is a lot of money to make 10 acres buildable. Right now, we use the south side for our brush and leave area. He spoke with four builders and if the site was practical, they would love to come and build houses. He thinks it is too expensive to put money into it and not make any money back. Maybe there is something else we can do to it that would be too expensive. What we are doing with the leaves and brush is ok by IDEM because soil is not disturbed. There were multiple brickyards in Porter. He will discuss with Matt Reardon on other uses.

Barry mentions that Dahlin property is in probate right now Mr. Williams is keeping him updated. We are still in the READI Grant process, trying to get funding from downstate. And there is nothing new to report on the waterpark property.

He has 2 proposals for property behind Leroy's, one for 36 houses for Airbnb, and the other 120-150 rental units. Right now, there is no water and sewer on that property they would have to tie into the sewer system.

Barry has met with Commonwealth Engineers, and they have done a lot of low-pressure sewer systems and that is what is needed at Porter Beach. There is a lot of funding to rid of septic at the beach.

Hogan asks about a document showing commercial and residential properties that are developable date, Barry mentions he has it and will send it. He mentions that the property behind Leroy's is a classified forest for tax purposes and if you change it the seller will be charged a penalty.

INDOT is restriping 20 and making a center turn lane. The only thing that doesn't change is crossing Oakhill Rd. He is waiting for answer on right turn only. The property by Leroy's, this will help them.

He will get more stuff together for the Brickyard Property for the next meeting.

After the last Town council meeting, he spoke with Maura from Chamber about façade or exterior improvement grants. He is going to investigate it with new attorney about grant funding. Funding is put through some organization. Laura Madigan mentions the benefit of that is they spent a year preparing, we can join as a partner, with a board seat. Hultman questioned if board would approve for Porter. Madigan explains the process. They will get with Maura and new attorney to figure it out. Hultman explains Façade Grant to new member Peter.

Attorney Report

None

Old Business

None

New Business

Approval of Contracts

Abonmarche Consultants-William Lopez made a motion to approve Abonmarche Contract, Peter Sawochka-Dalton second, Motion passed 5-0.

Baker Tilly-Jamie Hogan made a motion to approve Baker Tilly contract, Wiliam Lopez made second. Motion passed 5-0.

Global Engineering & Land Surveying-Russ Erwin made a motion to approve Global Engineering & Land Surveying, with Jamie Hogan making second. Motion passed 5-0.

Great Lakes Engineering-Peter Sawochka-Dalton made a motion to approve Great Lakes Engineering Contract, with William Lopez making second. Motion passed 5-0.

MCR Partners-Jamie Hogan made a motion to approve MCR Partners Contract, Peter Sawochka-Dalton made second. Motion passed 5-0.

Commission Comments

Lopez welcomed new member Peter Sawochka-Dalton to Commission.

Adjournment

Russ Erwin made the motion to adjourn.

Meeting Adjourned at 6:36 p.m.

Approved the 25th day of February, 2025.

REDEVELOPMENT COMMISSION OF THE TOWN OF PORTER

/s/ Allison Hultman, President

/s/ William Lopez, Vice President

/s/ Russ Erwin, Secretary

/s/ Jamie Hogan, Member

/s/ Peter Sawochka-Dalton, Member

ATTEST: /s/ Karen Spanier, Recording Secretary

