

TOWN OF PORTER
REDEVELOPMENT COMMISSION
SPECIAL MEETING

Minutes
June 4, 2020

Meeting was called to order at 5:00 p.m.
Pledge of Allegiance

Present: President Brian Finley, Tara Duffie, Erik Wagner, and William Lopez
Absent: Greg Stinson

Also Present: Attorney Greg Sobkowski, Director of Development Mike Barry, and Secretary Karen Spanier.

Audience Participation
None

Old Business

Public Works Building

Director of Development previously stated Berglund Construction was the lowest bidder out of the 8 bids we received for the New Public Works Building. With the Alternate additions of the Salt Dome and Fire Alarm the total cost will be \$1,533,000.00.

Barry said there was generator not included on the additional miscellaneous list from the last meeting, however this item could be added, if chosen, at a later time.

Barry stated these were the least expensive options there was for this Building. And that Construction can begin on this project as soon as next Tuesday.

The biggest challenge will be to work around the existing structure, which will be used to house the Fire Department as all of equipment right now cannot fit in the building. But once completed it will be a nice clean site.

Barry said he previously spoke to Tara Duffie in regard to trees on the site. He stated the Park Department receives trees every year through a program from NIRPC, and perhaps could use some of those trees to align the driveway for the new Building site.

Tara Duffie asked if TIF General Funds would be used to clean up the existing property site and for maintenance on the old building, such as power washing, painting, and or new doors.

Barry said those items would have to be paid from the Public Works Fund.

He also noted at a later time, we would have to look into upgrading the existing building.

Attorney Sobkowski said typically expenses that would be considered maintenance or repairs in nature could not be used by TIF Funds. Basically the TIF Funds are for Capital Expenses such as Improvements or Buildings.

Barry said once Contract is approved materials will be ordered for the Building and Salt Dome. The leeway is about 8 to 10 weeks, so Construction should take place sometime in August; and able to be inside the Building by the second week of September.

Barry pointed out there were two RDC Funds where money could be taken from. The first being the General RDC Fund which has approximately \$1,800,000.00, and the other RDC Bond Fund that has approximately \$1,100,000.00. In addition, the CEDIT Fund which has \$1,000,000.00 could also possibly be used.

Barry stated in order to approve the bids, the Commission must determine what Fund or Funds the money will be taken from. And noting that the bids will only be good for another 30 days.

Tara Duffie asked what the cost of the list of other items not included in the bid would be. Barry said approximately \$100,000.00 perhaps lower depending on the type of furniture and if all items on list are ordered.

William Lopez suggested the Commission speak with our Financial Consultants at Baker Tilly before making any decisions.

Motion to table Bid Award until next meeting was made by Erik Wagner. Tara Duffie made the second. Motion carried 4-0.

Global Engineering Task Order

Task Order from Global Engineering is for the testing and Construction Inspections for the new building that were not included in the original Agreement with Global Engineering.

William Lopez made the motion to table the Task Order until the next meeting, with Erik Wagner making the second. Motion carried 4-0.

New Business

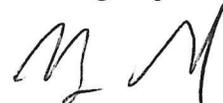
None

Commission Comments

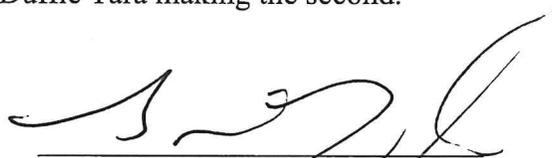
None

Adjournment

Erik Wagner made the motion to adjourn, with Duffie Tara making the second. Meeting Adjourned at 6:11 p.m.



Brian Finley, President



Tara Duffie, Vice-President

Erik Wagner, Secretary



William Lopez, Member

Attest: 

Karen Spanier, Recording Secretary