

TOWN OF PORTER
Redevelopment Commission
303 Franklin Street
January 25, 2011

The Redevelopment Workshop for the Sub-Area Plan began at 5:40 p.m. with all members in attendance.

Pledge of Allegiance

SEH Consultant, AJ Monroe opened the workshop with a brief overview of the sub-area plan.

Mr. Monroe stated the Town of Porter in 2009 filed an application with the RDA for several projects: First of which is the Sub-Area planning, setting the direction for where the Town would go. Including engineering and design work related to the Dunes/Kankakee Trail. The Construction dollars already being put to work with the re-construction of the U.S. 20 – Hwy 49 Bridge. An Alternative Transportation Study (Marquette Plan). An Engineering Feasibility Study to determine how Hwy 49 can be re-constructed. And also, a match grant through Congressman Visclosky's office for engineering, design and construction of the Dunes/Kankakee Trail.

This planning effort began in April when organizing with members of the Town. SEH recommended the creation of a working group that consisted of stakeholders in the study area, the study area being 94 and 49 North to State Park, all areas within the Town of Porter. The stakeholders include INDOT, Porter County Tourism, Representatives of the State and National Parks, Town of Porter and Town of Chesterton. The working group held 5 meetings, offering the progress of the projects. A Public Open House was held in July at the Town of Porter and a power point show was given in December with draft copies of the plan given to Commission Members at that time.

Conclusion; in moving forward once this plan is passed by the Redevelopment Commission, it then would be presented to the Plan Commission for consideration and inclusion into the Town's Comprehensive Plan. SEH would recommend it then be reviewed by the Plan Commission and Town Council for language and design guidelines and then implemented into the zoning ordinance. Under the design guidelines, the Town would be working with developers and other agencies to turn this vision into a reality.

Commission Comments

Mr. Snyder asked if the Feasibility Study would be ready for the next Commission Meeting, and what if any was the RDA's reception to this plan.

Mr. Monroe stated the study would be ready by the end of the month for the Commission's review.

A presentation was given to the RDA last week in Indianapolis; it offered updates on the Gateway Project as well as other projects related to Year 1 funding. The RDA complimented the leadership and cooperation of all agencies and entities "pulling the rope uphill".

Mrs. Bollinger questioned how not to distract from the Downtown area.

Mr. Monroe stated by suggesting a range of uses that compliment the community. The uses proposed in the Gateway Resort/Hotel that may include an indoor Waterpark with the potential of an outdoor in the future, a Meeting/Conference Center and also retail possibilities are those different from the Downtown uses.

Mrs. Bollinger stated the goal of the Gateway is not to bring a chain of fast food restaurants or a Wal-Mart to the Town.

Mr. Raffin asked if the steel mill traffic was taken into consideration; this study pushes the roundabout and with the road being pedestrian friendly will it slow traffic down in this area during rush hours. "It seems this Plan doesn't take into account what's going on here now".

Mr. Monroe replied the Alternative Transportation Study that is being completed now will answer a lot of the traffic concerns.

Audience Participation

Jennifer Klug (302 Lincoln St) questioned if the study took into consideration that Lincoln St is a designated truck route and how that would affect the proposed bike trail.

Bill Sexton (1239 Fox Hollow) stated traffic back-ups on 49 are a concern if lanes are to be reduced from 4 lanes down to two.

William Cantrell (371 Waverly Rd) likes that the plans are coming together for a trolley service to move people between the parks and other communities.

Elka Nelson (111 Duneland Dr) questioned how the traffic study was complied, if it was on or off peak hours. What people would do with their coolers and beach toys while riding the trolley to get to the beach and from a tax stand point how the revenues would affect the town and who would benefit.

Joseph Sosnowski (1382 Cloverleaf) asked if the Town is going to purchase Splash Down Dunes.

The Regular Redevelopment Meeting was started at 6:50 p.m.

Present: President Michele Bollinger, Vice-President Al Raffin, Bruce Snyder, LeAnn McCrum, and Trevin Fowler.

Absent: Ron Stone

Also Present: Attorney Patrick Lyp, Director of Engineering, Matt Keiser, and Secretary Karen Spanier.

Consideration of Minutes of Previous Meeting

Motion to approve minutes of the January 14, 2011 meeting was made by Mr. Snyder, second made by Mrs. McCrum.

Motion carried 4-0, Mr. Raffin abstained.

Consideration of Claim Docket

Motion to approve the claim docket as presented was made by Mr. Raffin, with Mr. Fowler making the second. Motion carried. 5-0

Reports

Director of Engineering Matt Keiser gave the Commission a list with the Redevelopments Project Process Updates, of which will be attached to the minutes.

Old Business

Sub-Area Plan has been tabled until the next meeting.

New Business

None

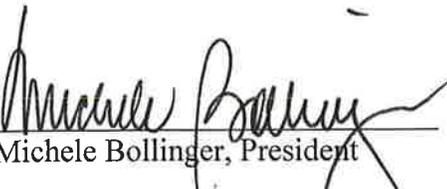
Commission Comments

None

Adjournment

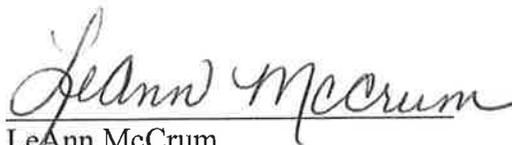
Motion to adjourn was made by Bruce Snyder, with Al Raffin making the second.

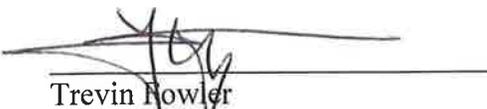
Meeting Adjourned at 6:55 p.m.


Michele Bollinger, President


Albert Raffin, Vice-President


Bruce Snyder


LeAnn McCrum


Trevin Fowler

Attest: 
Karen Spanier, Secretary

attach to 1/25/11
minutes

Town of Porter



On Beautiful Lake Michigan

January 26, 2010

Redevelopment Commission Project Progress Updates

- **Gateway Project Update**

1. The subarea plan has been finalized; the workshop took place today and once approved by this body, will appear before the Plan Commission and then Town Council for final approval.
2. The Highway 20 Bridge is approximately 62% complete. State Park Road will be reopened next Monday and Highway 49 from US 12 to the Dunes will be closed next Tuesday. The Highway 12/NICTD bridge will be replaced starting February 1st and is planned to be opened before Memorial Day.

- **Brickyard Development**

1. Engineering is progressing. We expect to have preliminary engineering plans by mid March.

- **Porter Brickyard Trail**

1. The project has been let for construction, our funding portion has been sent to INDOT and we will have a preconstruction meeting with the contractor very shortly. We expect some construction to begin by April with substantial construction to occur over the summer.

- **Orchard Pedestrian Trail**

1. Due to the storm sewer project increases, a new project estimate and timeline will need to be completed. I will meet with Haas and Associates tomorrow morning and should have a tentative schedule for the next meeting.

- **Coastal Grant, Land Acquisition 2010**

1. We will begin starting the land acquisition process as soon as the Coastal Program sends us the notice to proceed. Jenny Orsburn has assured us that it is being sent, however, there was some bureaucratic mix up at the State Auditor's office that has been resolved.

- **Coastal Grant, 2011**

1. State Park Road/Waverly Road/Dunes Creek Drainage Study application was submitted to the Coastal Program for funding. The grant application is a 50/50 grant for \$74,000 of which \$37,000 is considered local match.
2. Downtown Porter Master Plan application was also submitted for a 50/50 grant of \$60,000 total with a \$30,000 local match.