

TOWN OF PORTER
Redevelopment Commission
303 Franklin Street
May 10, 2011

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

Pledge of Allegiance

Present: President Michele Bollinger, Bruce Snyder, Trevin Fowler.

Vice President Al Raffin arrived at 6:10 p.m.

Absent: LeAnn McCrum and Ron Stone

Also present: Attorney Patrick Lyp, Director of Engineering Matt Keiser, SEH Consultant AJ Monroe and Secretary Karen Spanier.

Consideration of Minutes of Previous Meeting

Motion to approve minutes of the April 12, 2011 meeting was made by Trevin Fowler, second made by Bruce Snyder.

Motion carried 3-0.

Consideration of Claim Docket

Bruce Snyder made the motion to approve the claim docket as presented, with Trevin Fowler making the second.

Motion carried. 3-0

Audience Participation

Karen Pisowicz of 85 Ed McDashowicz Dr. asked if the Commission would be addressing the contamination at the Brickyard.

Mrs. Bollinger responded yes, the Brickyard update is on the agenda.

Reports

Gateway Project – Director of Engineering Matt Keiser stated the Bridges are still on task to be open one lane in either direction for Memorial Day.

The U.S.12 Bridge is approximately 60% complete and the U.S. 20 Bridge is approximately 70% complete.

Old Business

Introduction of the Gateway to the Indiana Dunes Alternative Transportation Study

SEH Consultant AJ Monroe gave a brief overview stating this study was an initiative that had been identified in the Marquette Plan and funded by a grant from the RDA. It was designed to help determine different means of public transportation in and out of the State Park and how to implement it.

The Purpose of identifying and implementing Alternative Transportation Study in the Dunes Gateway/SR49 corridor is to reduce single occupant vehicle traffic to, from, and within the Indiana Dunes Gateway/SR 49 corridor area and to improve the overall visitor experience, enhance accessibility, and encourage longer duration visits by facilitating improved connectivity between destinations and activity centers.

Mr. Snyder questioned if the Town would need to enter into a concession agreement with the State Park and if the Town would be the one to initiate these conversations.

Monroe replied not necessarily the Town, but who ever initiates this project by moving forward, any number of entities could take a lead in this.

Brickyard Update

Mr. Keiser stated an ad was placed in the Chesterton Tribune in regards to the Environmental Study done at the brickyard property in 2009 and of which has been on file at the Town Hall since 2009.

A brickyard with a furnace operated on this property in the late 1800's for about 40 years, the entire property was razed and made into this site and when the town was approached to purchase this property a Phase 1 Environmental Study was already on file from the previous owner.

The phase 1 suggested a Phase 2 with soil borings be completed to determine what was on the ground, and Weaver Boos was contracted by the RDC to perform these borings. Weaver Boos reviewed the 1930 Sanborn maps to determine where the infrastructure was, where the kilns were located, where the oil structures were and preformed the soil borings to the requirements.

The Study was given to the RDC and explained to them. What was of significance Mr. Keiser believes is the fact that these are not contaminants that are regulated by IDEM or EPA, that they would have jurisdiction to mandate that they be removed and have the authority to remove them.

They are the owner of the property's responsibility; however they are not mandated that they must be moved.

In the recommendation part of the Phase 2 Study it states that they should actually stay on site. In speaking with Steve Stanford from Weaver Boos, they are actually recommending that they push those towards the railroad and make a berm. This is something that has occurred in any Redevelopment area where you have an industrial use that is being changed.

This has been an environmental issue that has been in the town since the 1880's when the brickyard was first built and has sat there for 150 years now, not doing anything. It has not contaminated the ground, it is not leaching into the ground and it has not contaminated the water supply. Mr. Keiser sees this to be a benefit and something the Town needs to take care of. The Town can remove this when development occurs.

Mr. Raffin stated he was on the RDC at the time of the 2009 purchase but arrived late to the meeting and stated he does not recall receiving a copy of the report.

He asked in terms of moving forward what the Town's liability would be and asked what the cost to mitigate would be.

Attorney Patrick Lyp stated he was involved in the 2009 land acquisition and worked with the property owner and realtor for the property. He said an appraisal was obtained as required by Indiana Law, and in working with Matt and Weaver Boos the Town obtained the appropriate Phase 1 and Phase 2 environmental reports.

After reading the advertisement, Mr. Lyp stated this was nothing more than fear mongering. He said only selected parts of the study were quoted, you could selectively quote certain parts of this document and say whatever you want it to say. If anyone did not know the entire history of this property they could make it sound to be like an environmental disaster. When in reality to a certain degree it is anything farther from the truth.

Mr. Lyp said there are issues with the property; however, the RDC did go into this with their eyes wide open. Depending what the property will be utilized for will to a large degree determine what if anything will need to be done to mitigate the property.

Mr. Snyder stated one of the reasons the Town paid \$350,000 for the property instead of the 1.1 million appraisal value is because of its environmental history and the need to spend additional money to mitigate it. He suggested we hold a special public discussion to be able to answer all questions and to include the town's experts.

Bruce Snyder made the motion to give Matt Keiser permission to contact Weaver Boos to have them present at the next meeting, for finding out the cost, and to contract with them for that purpose.

Mr. Raffin made the second.

Motion carried. 4-0

The special public discussion meeting will be scheduled for Tuesday, May 17th at 8:00 p.m.

New Business

None

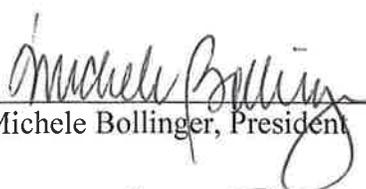
Commission Comments

Mr. Raffin stated he spoke with Mr. Stone, who requested if the RDC were to only hold one meeting a month could it be the 2nd Meeting (the original meeting day) due to his obligations with the school board

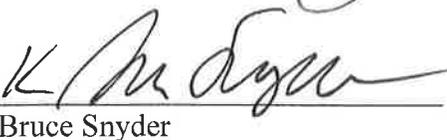
Adjournment

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

Meeting Adjourned at 6:56 p.m.


Michele Bollinger, President


Albert Raffin, Vice-President


Bruce Snyder

Trevin Fowler

Attest: 
Karen Spanier, Secretary

TOWN OF PORTER
Redevelopment Commission
303 Franklin Street
May 17, 2011

Environmental Site Assessment Workshop
For the Brickyard Property

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

Pledge of Allegiance

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

Also present: Attorney Patrick Lyp, Director of Engineering Matt Keiser, Honorable Doug Olson, SEH Consultant Matt Reardon, Town Planner Jim Mandon, Weaver Boos Consultant Steve Stanford, Tim Harris with Professional Appraisal Service and Secretary Karen Spanier.

President Bollinger announced great news; the Town has just been approved \$3.9 million from the Northwest Indiana Regional Development Authority for the Gateway Project. This is the second draw on the \$19.4 million grant award to the Town from the RDA.

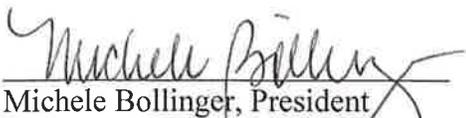
Mrs. Bollinger started the workshop by stating all questions will need to be put in writing where then they will be read out loud and answered by one of our Town's Consultants.

Question, answer and discussion followed; however due to computer audio problems the recording was sent out to a professional transcription service (Same Day Transcription Service), who stated the audio cut out throughout the entire file. This caused some word to be missing and the transcript to be choppy.

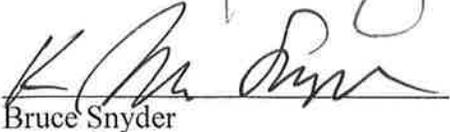
Copy of transcription is attached, along with copies of questions.

Adjournment

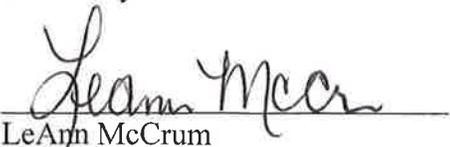
Motion to adjourn was made by Bruce Snyder, with Trevin Fowler making the second.
Meeting Adjourned at 9:40 p.m.


Michele Bollinger, President


Albert Raffin, Vice-President


Bruce Snyder

Trevin Fowler


LeAnn McCrum

Attest: 
Karen Spanier, Secretary

TOWN OF PORTER
Redevelopment Commission
303 Franklin Street
May 24, 2011

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

Pledge of Allegiance

Present: President Michele Bollinger, Vice-President Al Raffin, Bruce Snyder, LeAnn McCrum and Ron Stone

Absent: Trevin Fowler

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 May 10, 2011 meeting and the May 17, 2011 workshop was made by Al Raffin, second made by LeAnn McCrum.

Motion carried 4-0.

Consideration of Claim Docket

Al Raffin made the motion to approve the claim docket as presented, with LeAnn McCrum making the second. Motion carried. 4-0

Audience Participation

None

Reports

Gateway Project –INDOT will have one lane in either direction open at the U.S. 12 Bridge by Friday. Both the U.S. Hwy 12 and St. Rd. 49 projects are still on schedule for completion.

Brickyard Property – Mr. Keiser stated on Monday Michele Bollinger, Al Raffin, Steve Stanford and himself had a conference call with a representative from IDEM in regard to a citizen complaint of contamination at the Brickyard Property.

Mr. Keiser said the call went very well, the representative stated the levels of contamination on the Brickyard Property are not a top priority; her thoughts were this is something that can be taken of as Development occurs. However; IDEM does want soil borings done to test the water since original borings were done in 2009 and the complaint was filed in 2011. The Town needs to respond to make sure none of the private wells in the area are contaminated. The representative has read the entire report and would like the Town to keep her informed, Mr. Keiser stated she was impressed with the property and thought the Town received a good deal and was happy the Town purchased the property, stating we will have more control over the situation.

Weaver Boos has given a draft proposal to the RDC members and a copy was forwarded to IDEM for the conference call. Steve Stanford with Weaver Boos suggested taking some time to go over these proposals to make sure everything is in order. Mr. Keiser stated that anyone from the RDC who has any revisions, please contact him. A new contract proposal will be put together and sent to the members shortly.

Mrs. Bollinger asked if the environmental outcome needs to be taken into consideration prior to continuing with the PUD process or if both projects can continue parallel to each other.

Attorney Lyp said the nature of the PUD is conceptual and if the Town Council adopts an ordinance (PUD) on the recommendation of the Plan Commission, the ordinance could always be amended in the future.

Old Business

None

New Business

None

Commission Comments

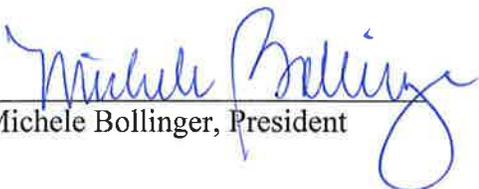
Mr. Snyder inquired if there is a way for the RDC to consider looking into the pilot shuttle service this summer as outlined in the Alternative Transportation Study.

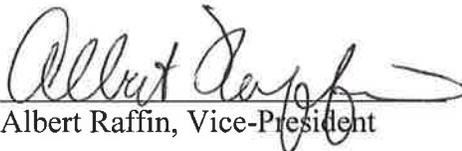
Mrs. Bollinger stated it would be a good idea to start discussions with all parties involved, Mr. Snyder and Mrs. McCrum volunteered to start the discussions.

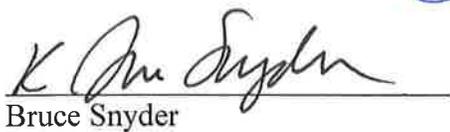
Adjournment

Motion to adjourn was made by Al Raffin, with LeAnn McCrum making the second.

Meeting Adjourned at 6:30 p.m.


Michele Bollinger, President


Albert Raffin, Vice-President


Bruce Snyder


LeAnn McCrum

Attest: 
Karen Spanier, Secretary