



REGULAR MEETING
May 25, 2023

PLEDGE OF ALLEGIANCE: Led by Al Ekdahl

Commissioners Present: Mayor Lynch, Lach, Czilli, Ekdahl,

Commissioners Absent: Mundt, Finley

APPROVAL OF MINUTES:

Commissioner Czilli made a motion to approve the minutes from the regular meeting of April 27, 2023 as well as the minutes from the Special Meeting of May 11, 2023. Commissioner Lach seconded the motion.
4 yes 0 nays

APPROVAL OF CLAIMS:

Commissioner Czilli made a motion to approve the claims presented to the RDC on May 25, 2023. Commissioner Ekdahl seconded the motion.
4 yes 0 nays

STAFF REPORTS:

Director AJ Monroe shared the staff report:

- **Marquette Greenway Trail (NPS Segment – Salt Creek).** The contractor (Gariup Construction) is currently working on restoration. A Ribbon Cutting Ceremony has been scheduled for Wednesday, June 7th at 10:00am, on site.
- **Central Avenue Phase 1A West.** NIPSCO’s relocation work continues onsite. The plan is to be clear of utilities by mid-July. It is our hope that contractor (Dunnett Bay) will be able to get onsite and begin their work while NIPSCO is on-site.
- **Central Avenue Phase 1B West.** Design and Right-of-Way acquisition continues. Bid Letting for Phase Two is scheduled for FY 2024 (January 2024).
- **Open Air Pavilion – Makers Space.** Work continues. A meeting was held in late April to discuss space planning and the development of cost estimates. Mr. Williams / staff are planning to offer a project update in June.

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Sonya Lindgren

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- **Portage / Ogden Dunes Station Transit Development District – Transit Oriented Development (TOD) Strategic Implementation Plan.** NWI RDA / NICTD consultant MKSK has presented a draft plan for review. A review meeting is scheduled for Wednesday, May 31st.
- **Marquette Greenway Trail.** This project builds the remaining segments of the Marquette Greenway Trail in Portage (excluding trail segments within the boundary of the Indiana Dunes National Park. NIRPC (the lead agency) has hired BF&S to serve as project managers. A project kick-off meeting is expected to take place in June / early July.
- **Dayton Street Partners Project (DSP).** Commissioner Lach asked about the status of the DSP Project. Director Monroe stated that Attorney Whitten and himself met with Attorney McClure and Karl Cender a few days ago to finalize the timeline. Attorney Whitten and Attorney McClure are working with DSP's Attorney's as well to finalize the timeline.

OLD BUSINESS:

Marquette Greenway Interlocal Cooperation Agreement.

Attorney Whitten informed the Commission that the agreement is a long-term agreement to do a long-term project and will last through September 30, 2029. He stated that it is his recommendation that the Commission approve the agreement, however with it being crafted between the City Council as opposed to the Redevelopment Commission, he will need to take it before them as well.

Commissioner Lach asked Director Monroe if this section takes the trail from the Northside and connects it to Ameriplex. Director Monroe stated that the Raise Grant funds the remaining segments of the trail that are not within the boundary of the Indiana Dunes National Park. The trail picks up somewhere along the corporate boundary between Portage and Ogden Dunes and makes its way through the north side of the City where it will link up at Burns Parkway and IN 249. He also stated that the Commissions 2023 working budget identified an unfunded amount of \$1,329,452.00 which is the amount contained within the agreement. Upon approval they can expect to see a budget amendment to move the funds for the first payment of \$200,000 from the unfunded budget column into the funded column at their next meeting.

Commission Lach moved to approve the agreement. Commissioner Czilli seconded the motion.
4 yes 0 nays

Mayor Lynch asked how much of the trail left to be done is in the City's jurisdiction. Director Monroe stated that outside of the boundary it is close to two miles but may vary depending on the path it takes and that it includes a bridge, asphalt trail, a boardwalk along Burns Waterway and the Crisman Road historic bridge.

NEW BUSINESS:

Portage Library Learning Garden

Director Monroe stated staff has identified Hasse Construction as the lowest responsive and responsible bidder with a base bid in the amount of \$1,899,436.92 with alternates totaling \$464,670.53. He further stated that they did not want to get ahead of the Commission by recommending the project, since the Commission had only budgeted \$500,000. He did state that if they approve the award then the next item on the agenda is an amendment to their working budget for the additional funds.

Commissioner Czilli asked Director Monroe to remind them of the other funding sources for this project. Director Monroe stated that he can only speak to conversations but does not know the complete status. He stated that the Common Council is considering contributing \$300,000 to this project and asked Attorney Whitten to verify the committed amount of \$500,000 - \$700,000 from the Porter County Library System as well as Porter County Government. Commissioner Czilli asked what the original budget was for the project. Director Monroe stated that they had budgeted \$500,000 for construction and \$100,000 for design. Discussion was held. Attorney Whitten stated that the funding from the Library was to be \$40,000 with \$500,000 to come from the Porter County ARPO funds. Commissioner Czilli stated that if these contributions are \$500,000, then the City's portion will go from \$500,000 to \$1.5 million. Discussion was held.

Commissioner Czilli moved to award the bid to Hasse Construction in the amount of \$2,364,107.45. Commissioner Lach seconded the motion.

4 Yes 0 Nays

Commission Ekdahl stated that he is concerned with past practices of the contractor.

Commissioner Lach asked the Mayor to speak on once the project is done that the Redevelopment Commission will no longer fund it or program the park. Mayor Lynch stated that the park will be gifted to the Porter County Library System and that they will manage and maintain the park. She also asked Attorney Whitten if legal papers need to be drawn up stating such. He stated they had entered into an agreement with the County already regarding some of this and it being turned over to them for maintenance and programming. Discussion was held.

Commissioner Czilli asked Director Monroe what was happening along Irving Street with parking and the pathway. Director Monroe stated that parking is included, however, the Irving Street Trail has been taken out.

Amendments #4 and #5 to the 2023 Working Budget.

#4) Fund 273	Marketing/Promotions Public Art (Lease art from Martha Cares)	Approved January 2023 \$25,000	Proposed \$65,000
#5) Fund 471	Projects Library Garden (Cost of project and alternates)	Approved January 2023 \$500,000	Proposed \$2,364,107.45

Commissioner Czilli moved to approve budget amendments #4 and #5. Commissioner Ekdahl seconded the motion.

4 yes 0 nays

Patriotic Banners.

Mr. Monroe directed the Commissions attention to the email from Joyce Russell in their packet which includes a discussion on purchasing the banners. He stated that to get them ordered, fabricated, and placed in time for Memorial Day they needed to be ordered within a time frame, with approval to be obtained at a later date.

Commissioner Czilli moved to approve the banners. Commissioner Lach seconded the motion.

4 yes 0 nays

Gas Valve Replacement on one Boiler and Preventative maintenance of two boilers at 6260 Central Avenue.

Director Monroe stated that it is staff's recommendation that the project be awarded to the lowest responsive responsible bidder, Area Sheet Metal, in the amount of \$4,000.00.

Commission Czilli moved to award the project to Area Sheet Metal in the amount of \$4,000.00.

Commissioner Ekdahl seconded the motion.

4 yes 0 nays

Compressor Replacement at 6260 Central Avenue.

Director Monroe stated that it is staff's recommendation that the project be awarded to the lowest responsive responsible bidder, Area Sheet Metal, in the amount of \$6,500.00 plus \$1,075.00 for new contactor, heater and controller totaling \$7,575.00.

Commissioner Czilli made a motion to award the project to Area Sheet Metal for a total of \$7,575.00.

Commissioner Mundt seconded the motion.

4 yes 0 nays

Commission Ekdahl asked if replacing the compressors is needed, since the Commission is continually repairing them. Discussion was held.

With no further business to be come before the Commission, Commissioner Czilli moved to adjourn.

Commissioner Lach seconded the motion.

4 yes 0 nays


Sue Lynch, Mayor


Sonya Lindgren, Recording Secretary