



REGULAR MEETING
 January 9, 2024

- PLEDGE OF ALLEGIANCE:** Led by Mayor Bonta
- Commissioners Present:** Mayor Bonta, Lach, Ambler, Jozwiak
- Commissioners Absent:** Mundt

APPROVAL OF MINUTES:

Commissioner Lach made a motion to table the approval of the minutes from the regular meeting of December 14, 2023. Commissioner Jozwiak seconded the motion.

4 yes 0 nays

APPROVAL OF CLAIMS:

Commissioner Lach made a motion to approve the claims presented to the RDC on January 9, 2024. Commissioner Ambler seconded the motion.

4 yes 0 nays

STAFF REPORTS:

Sandra McDaniel, Assistant Director of Planning & Community Development spoke on behalf of the Department of Planning & Community Development stating that with the Holidays and the meeting being moved up, there is not much to report on. She did state that the Library Garden Project is moving along, and that Department is preparing quotes for Landscape Maintenance for the upcoming year. She hopes to have a more detailed staff report next month.

Bill Rathjen with McColly Bennett Real Estate spoke on behalf of the two real estate contracts they have been working on. He stated that he and Dan spoke regarding the 6051-6071 Central Avenue property about the notices on the contract and that Mr. Tom Cherry, the Director of Planning & Community Development, is working on the permitting. He also updated the Commission that we are waiting for the attorneys to deliver the Purchase Agreement for the Northside Development Project, (the World’s Finest Chocolate Project).

OLD BUSINESS:

None.

NEW BUSINESS:

President

Austin Bonta
 Mayor

Vice President

Penny Ambler
 Councilperson

Secretary

Greg Lach

Members

Ralph Mundt
 Judi Joswiak

School Board Liaison

Director

Daniel Botich

Legal

Daniel Bartnicki

Recording Secretary

Sonya Lindgren

City Hall
 6070 Central Avenue
 Portage, IN 46368

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Election of Officers

Commissioner Lach made a motion to nominate Mayor Bonta as President. Commission Jozwiak seconded the motion. Mayor Bonta abstained.

3 yes 0 nays

Commissioner Lach made a motion to nominate Commissioner Ambler as Vice President. Commissioner Jozwiak seconded the motion. Commissioner Ambler abstained.

3 yes 0 nays

Commissioner Ambler made a motion to nominate Commissioner Lach as Secretary. Commissioner Jozwiak seconded the motion. Commissioner Lach abstained.

3 yes 0 nays

Appointment of Consultants and Staff

Commissioner Jozwiak made a motion to approve Attorney Dan Bartnicki as the Redevelopment Commission Attorney. Commissioner Lach seconded the motion.

4 yes 0 nays

Commissioner Lach made a motion to approve Cender Dalton's contract for Financial Advisor as presented to the Redevelopment Commission. Commissioner Ambler seconded the motion.

4 yes 0 nays

Commissioner Lach made a motion to nominate McColly Bennett and approve their contract as Real Estate Advisors. Commissioner Jozwiak seconded the motion.

4 yes 0 nays

Commissioner Lach made a motion to approve Daniel Botich as Director upon review of legal contract. Commissioner Ambler seconded the motion.

4 yes 0 nays

Commissioner Lach made a motion to appoint Sonya Lindgren as Recording Secretary. Commissioner Jozwiak seconded the motion.

4 yes 0 nays

Approval of Dates for the 2024 Meetings

Commissioner Lach made a motion to approve the meeting dates as listed with the time being moved to 4:30pm. Commissioner Ambler seconded the motion.

4 yes 0 nays

Approval of CSK Agreement – Architectural Services – Open Air Pavilion – Renovation

Discussion was held on whether this project is something the Redevelopment Commission is looking to move forward with at this time.

Commission Lach made a motion to not accept the contract. Commissioner Jozwiak seconded the motion.

4 yes 0 nays

Other Business

Approval: Scope of Work Changes to Founders Square General Improvements 2023 Project

Sandy McDaniel stated that contract before them is for DLZ to perform additional services. She stated the project includes additional parking, crosswalks, sidewalks and finishing off the original design that had been cut out of the project. The design was prepared by DLZ and awarded and should be starting soon. She stated that when this was approved, we had a couple of additional employees in the office that were going to help with the project management and oversee the day-to-day work of inspections and things like that. With them no longer being in the office she asked DLZ to provide a cost for this service. The cost of the additional services presented is \$9,800.00.

Commissioner Lach made a motion to approve the Scope of Work Changes. Commissioner Ambler seconded the motion.

4 yes 0 nays

Approval: Scope of Work Changes to Founders Square Lighting Improvements Project

Ms. McDaniel stated that this project has already been bid out and is currently under construction and like the previous project, with staff no longer in the Department to manage this project we requested DLZ to provide a cost for these services. The cost of the additional services presented is \$4,900.00.

Commissioner Lach made a motion to approve the Scope of Work Changes. Commissioner Jozwiak seconded the motion.

4 yes 0 nays

6100 Southport Road Building Issue

Mr. Rathjen stated both NIRPC and the Forum's leases were up at the end of the year, and we are currently in the process of renewing them, however one of their requests is to have the building tested for mold. He stated that several years ago, the building did have several leaks and the roof has been replaced but testing for mold was never done. He did state that there have been no reports of mold being found. He stated this is a specialized type of testing which is way beyond simple air testing. Mr. Rathjen stated he requested quotes from three contractors for this work, but only received one back. He stated the quote received was for \$4,901.35 from SafeStart Environmental.

Commissioner Lach made a motion to approve the contract for mold testing. Commissioner Jozwiak seconded the motion.

4 yes 0 nays

Readi 2.0 Grant

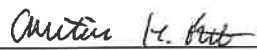
Director Botich spoke regarding the NWI Forum Readi 2.0 Grant. He stated that he is asking the Redevelopment Commission to make a motion to approve the President of the Commission to sign the Readi 2.0 documentation when it is completed.

Commissioner Lach made a motion to have the President of the Redevelopment Commission to sign documents for the Readi 2.0 Grant on behalf of the Commission. Commissioner Ambler seconded the motion.

4 yes 0 nays

With no further business to become before the Commission, Commissioner Lach moved to adjourn.
Commissioner Jozwiak seconded the motion.

4 yes 0 nays



Austin Bonta, Mayor


Sonya Lindgren, Recording Secretary