



REGULAR MEETING
April 25, 2024

PLEDGE OF ALLEGIANCE: Led by Mayor Bonta

Commissioners Present: Mayor Bonta, Lach, Ambler, Jozwiak, Mundt, Vazquez

Commissioners Absent:

APPROVAL OF MINUTES:

Commissioner Mundt made a motion to approve the March 21, 2024 and April 11th, 2024 minutes noting a clarification that the April 11th, 2024 meeting as a Special Meeting. Commissioner Ambler seconded the motion.
5 yes 0 nays

APPROVAL OF CLAIMS:

Commissioner Lach made a motion to approve the claims presented to the RDC on April 25, 2024. Commissioner Mundt seconded the motion.
5 yes 0 nays

STAFF REPORTS:

Dan Botich, Director of the RDC stated during the past month several meetings were held regarding the development and sale of property on the Northside, he stated that Mr. Rathjen with McColly Real Estate will speak on this further. He also stated that they met with Portage Recovery Association regarding the use of the Garyton Building as a potential Community Building.

Director Botich further stated he met with Abonmarche Consulting in regard to the Portage Library Garden Project and asked them to provide a Task Directive to include the following work: providing progress reports (approximately 10 hours a week) to close the project out, to provide a progress closing report as well as a report that shows transition of all warranties transferred over to the Porter County Library leaving no withstanding items left under the City's guidance.

Bill Rathjen, with McColly Real Estate stated that they have started the clock on their deliverable process for the Northside Development property. He stated this basically means that they have a large amount of engineering data that must be given to the potential purchasers of which approximately half have already been delivered.

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He also stated that on May 7th they will be doing the testing at 6100 Southport Road building between 11-3pm.

He also stated that yesterday, they closed on the purchase of 17.76 acres on Southport Road, which was originally purchased by the Utilities Department and transferred over to the Redevelopment Commission.

Rich Piazza, with Abonmarche Consultants, stated that the task directive in front of them is to extend their current contract to include the day-to-day operations of the week and to be the Redevelopment Commissions representation on site to deal with the contractor and any questions, which has previously been the work that the City's former Community Project Manager did. Director Botich asked Mr. Piazza to share with the Commission the importance of having the closing report as well as the transfer reports from the Redevelopment Commission to the Porter County Library. Mr. Piazza stated that in addition to the closing reports there will be a balancing change order that shows what was installed versus what was planned, this helps to make sure everything is accurate. He stated that some of the infrastructure like steel and stone and such have some warranties that will need to be transferred to the Porter County Public Library to make sure the warranties get transferred so as not to become void.

Commissioner Lach asked what the additional cost is. Mr. Piazza stated that it is approximately a \$30,000.00 increase. Discussion was held. Mr. Lach asked if the project was still on track for a Memorial Day completion date? Mr. Piazza stated that they are on track and have a Ribbon Cutting Ceremony planned for May 22nd, and expects a substantial completion date around Memorial Day, with final completion date to be 30 days later.

Mr. Botich informed the Commission that the landscaping around the City has begun.

OLD BUSINESS:

None.

NEW BUSINESS:

Consideration: Retroactive approval for Korsen Alarm for work at 6100 Southport Road

Commissioner Lach asked if we had received a proposal or an estimate. Director Botich stated that Holladay Properties is still working on obtaining the quote, and has notified us during the process. He stated that the Fire Alarm was going to be hooked into the NIRPC internet system, however that is no longer an option, and they are looking into getting a proposal for the additional internet service to be provided. He stated this is typical and that internet service is to be separate. Discussion was held. There being nothing to vote upon, the Commission continued to the next item on the agenda.

Consideration: Change Order No. 1 Founders Square

Asst. Director, McDaniel stated that Change Order No. 1 is for an increase of \$24,136.00 to the contract amount. Which includes clearing of some trees that were in the way of parking on the east side of the project and adding some power pedestals. She stated there were a couple that were in the ground that were not functioning properly from the original project which needed to be relocated to make way for infrastructure for the beer garden. She stated they have now placed them in stand-up type pedestals that are easier to see and access. She stated these items were found as they were out there on site and are not things you can plan for but need to address when you come across them.

Commissioner Lach made a motion to approve Change Order No. 1 in the amount of \$24,136.00. Commissioner Ambler seconded the motion.
5 yes – 0 nays

Consideration: Change Order No. 2 Founders Square

Asst. Director, McDaniel stated that Change Order No. 2 is for an increase of \$32,126.00 to the contract amount. Which includes installing four power pedestals along the Plaza Area (grassy area between the Fire Station and Police Station). She stated it was suggested by our current maintenance person to have lower-level outlets for bounce houses and vendors to use along this area. She further stated that it also includes the addition of handrailing's. She informed the Commission that they were not able to the proper slope needed for a sidewalk to meet handicap accessibility, so they had to put steps in. With the handrail, it gives a more visual que that you are changing elevation and are available for those who need the rails.

Commissioner Ambler asked how many power pedestals exist in that area currently. Asst. Director McDaniel stated that there are outlets all around the park and in the plaza area where the food trucks set up. She stated there are ones on the north side where the bathhouse and splash pad are that are not functioning at this point and are just boxes in the ground with a lid on them. She did state most of the ones on the south side are newer and are being used by vendors. Commissioner Ambler asked if the plans were to remove and replace the ones that are not functioning on the northside. Asst. Director, McDaniel informed them that they have never been used or needed to be used, so at this time the plans are not to remove them or replace them, since there has been no need for them. Discussion was held.

Commissioner Lach made a motion to approve Change Order No. 2 in the amount of \$32,126.00. Commissioner Mundt seconded the motion.
5 yes – 0 nays

Consideration: Rescheduling of June 2024 Meeting

Mayor Bonta stated that he has a conflict with his schedule and would like to see if the Commission was agreeable to changing the date of the June meeting to June 20th. So, moved by Commissioner Lach. Commissioner Jozwiak seconded the motion.
5 yes – 0 nays

Other Business

Consideration: Abonmarche Task Directive Change No. 2 – Library Garden Project

Mayor Bonta noted that this was discussed earlier and asked if there were any further questions.

Commissioner Lach made a motion to approve the Task Directive Change No. 2. Commissioner Mundt seconded the motion.

5 yes 0 nays

Award: Northside Limestone Trail Maintenance - Beary Landscape

Asst. Director, Sandra McDaniel stated that at the last regular meeting they opened quotes to reestablish the limestone trail north of 6100 Southport Road and south of Burns Parkway. She stated that lowest bid received was from Beary Landscape in the amount of \$15,845.00. She stated it is the Departments recommendation to award the contract to Beary Landscape in the amount of \$15, 845.00.

Atty. Bartnicki stated that he saw no objections. Commissioner Lach asked Director Botich were they stood with the budget for this project. Director Botich stated that it was included in the budget. Commissioner Lach asked if this needed to be done if the trail is not being heavily used and the potential of it being modified a few years down the road. Discussion was held as Director Botich stated that this is a part of the Marquette Greenway Trail.

Commissioner Lach moved to award the contract to Beary Landscape upon staff recommendation. Commissioner Mundt seconded the motion.

5 yes – 0 nays

Consideration: ms consulting - Invoice

Tom Cherry, Director of Planning & Community Development informed the Commission that the Department had a consultant come in and evaluate and review the Departments procedures, forms, communications, and ordinances to help streamline the permitting process and improve the functions within the Department. He stated the original quote was NTE \$10,000, and the final invoice was only for \$6,854.79. He stated that he is asking for funding to pay the invoice as this will also help better serve developments as they come into the City. Discussion was held. Attorney Bartnicki believes this should be a two-step motion. Part one would be to move to accept this invoice as a valid invoice to the Redevelopment Commission, with Part two being to agree to pay using Redevelopment Commission funds. So moved, by Commission Lach. Commissioner Mundt seconded the motion.

5 yes – 0 nays

Consideration: Termination of Holladay Property Management at 6100 Southport Road

Mr. Cherry asked the Commission to consider terminating the Property Management Agreement between Holladay Properties and the Redevelopment Commission. He stated with the reorganization of the Central Services team, this work can effectively be handled by Terry Ellis and his team. He further stated that the City is currently handling the cleaning of the building and the landscaping. The only change would be that the Central Services team would handle the maintenance of the building and the Department of Planning & Community Development would handle receiving the calls. He stated that upon discussion with Attorney Bartnicki this can be done over a 30-day notification term.

Attorney Bartnicki stated that the current Agreement is dated back to 2012. He believes this can be handled in a two-step motion process. The first motion would be to terminate the property management agreement and the second motion would be to authorize staff to provide notice and execute the transition to Redevelopment Staff to becoming the managers of the building.

Discussion was held. Commissioner Lach asked with this in place, would it get to the point that they would be handling the trail maintenance as well. Mr. Cherry stated that this is the goal for this to eventually to have the Central Services as the whole City's maintenance team.

Commissioner Lach moved to terminate the Property Management/Maintenance Agreement at 6100 Southport Road with Holladay Properties. Commissioner Ambler seconded the motion.
5 yes 0 nays

Attorney Bartnicki stated the second motion is to authorize staff to provide notice to Holladay Properties and to execute transition in the maintenance of 6100 Southport Road, so moved by Commissioner Lach. Commissioner Jozwiak seconded the motion.
5 yes 0 nays

Consideration: Use of gifted funds for Fire Department

Fire Chief Chris Crail thanked the Commission for the gift of \$75,000.00 to the Fire Department. He stated they do have a plan for some of the money which he shared below:

<u>Item:</u>	<u>Approx. Cost</u>
Beds & Recliners for the entire Department:	\$31,506
Honor Guard Uniforms	\$7,000
Dehumidifier for gear room	\$800
Caulking of Windows and Doors of all stations	
Station 3 (Central)	\$2900
Station 2 (North -Old Porter Road)	\$1100
Station 1 (South – Swanson)	\$20,000

Mayor Bonta asked the total cost. Chief Crail stated it was \$63,345.08. Discussion was held on how the quotes were obtained to ensure they were done to ordinance standards.

Commissioner Ambler moved to approve the spending of the funds upon legal review. Commissioner Lach seconded the motion.
5 yes 0 nays

Director Botich stated that he would work with the Fire Department to provide a list of the items to Attorney Bartnicki stating which is a professional service or a bidding type item.

Jake Monhuat with the Portage Recovery Association came before the Commission. He stated that the Summer of Recovery Tour is being held on June 27th, and that they have asked Mayor Bonta to speak at the event. Mr. Monhuat stated that he is hoping to host this event in Portage

next year. He further stated that he was grateful for the meeting they had regarding the Garyton Building. He stated they are ready to invest over \$100,000 into the facility within six months if they can obtain the property. Discussion was held. The question regarding asbestos arose and Mayor Bonta asked Director Tom Cherry to speak on this. Mr. Cherry stated that there are ways to refurbish or remodel the building and not have to abate. He stated this can be done by capping or encapsulating the areas. He stated that there are a couple of options per the EPA, which are either abatement or encapsulation. He feels that encapsulation is the option that they are looking to do in this building. Discussion was held.

Mayor Bonta invited Kelsey Stearns to come before the Commission at this time. Ms. Stearns stated that she too is interested in the Garyton Building as a Community Center, that focuses on arts and education. This would include an artist's loft, makers space, a kitchen that people could utilize for classes or cottage goods, and to turn the gym into a theater. She stated she would work with Portage Recovery Association to allow them the space they would need as well. She stated she has a capital campaign in place for this and has spoken with Jeff Bergland, with Bergland Construction who is interested in helping revitalize the building. Discussion was held on Kelsey's background with this type of undertaking.

Mayor Bonta asked Attorney Bartnicki if the sub-committee originally put in place to help to work with The Portage Recovery Association's interest in the Garyton Building needed to be amended to include a broader scope to allow them to work with Kelsey and her plans as well. Discussion was held.

Attorney Bartnicki stated that a motion to expand the scope and focus of the subcommittee to include all uses discussed on the Garyton Building would be needed. So moved by Commissioner Ambler. Commissioner Mundt seconded the motion.
5 yes 0 nays

Councilperson Gina Giese-Hurst stated that she is excited for the potential of the Garyton Building. She stated that in 2020 the City held a Community Clean Up at the Garyton Building and was amazed at the turnout for the building. She concluded with the fact that her district needs this.

Daniele Baylick spoke on behalf of the Portage Recovery Associations interest in the Garyton Building. She stated that she attended Garyton for adult education and is also a member of the Portage Recovery Association as well.

She stated that she would like to talk about Wall and Holland Recovery which is a non-profit 501C3 organization and it is their goal to open the first Women and Children's Recovery Home in northern Indiana. This would be for women who enter recovery to provide them a place to recover together as a family. Discussion was held. Their idea is to start with one home and allow them to use it as they recover, with plans to eventually have multiple homes in the area. She is before the Commission tonight seeking help to do this. Mayor Bonta stated he wanted the Commission to hear the plans and to understand the need that exists. Commissioner Ambler stated that she appreciates what the organization is doing.

Commissioner Mundt informed the Commission that several of the Commissioners have received emails and a letter from the YMCA regarding their desire for a community pool (see attached). Commissioner Mundt stated that at some point they will be coming before them seeking support.

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

5 yes 0 nays



Austin Bonta, Mayor



Sonya Lindgren, Recording Secretary