

**Burns Harbor Redevelopment Commission
Minutes of March 10, 2021**

The Redevelopment Commission of the Town of Burns Harbor, Porter County, Indiana met in a regular session on Wednesday, March 10, 2021 in a Regular and Zoom Virtual Meeting. The meeting was called to order by Redevelopment Commission President, Eric Hull at 6:00 p.m.

The Pledge of Allegiance to the American Flag was recited.

Roll Call:

Commissioner Biancardi (Toni)	Present
Commissioner Bozak (Roseann).....	Present
Commissioner Enslen (Brad)	Present
Commissioner Hull (Eric)	Present
Commissioner Loving (Nick)	Present
Commissioner Schnabel (Tom) (non-voting member)	Present

Additional Officials Present

Attorney-Clay Patton
Burns Harbor Clerk-Treasurer-Jane Jordan
Karnerblue Era-Consultant-Tina Rongers
Holladay Properties-Laura Small
SEH of Indiana-Glenn Peterson
Recording Secretary-Marge Falbo

Commissioner Hull: We have a mixed meeting tonight with the following individuals in-person: myself, Commissioners Loving, Bozak, Biancardi, Attorney Patton, Clerk-Treasurer Jordan and Consultant Rongers. Those joining on-line are Commissioner Enslen, Small of Holladay Properties, Peterson of SEH of Indiana and Recording Secretary Falbo.

Approval of Minutes

Commissioner Loving makes a motion to the approve the February 10, 2021 meeting minutes. Commissioner Bozak seconded the motion. Commissioner Biancardi–Aye, Commissioner Enslen–Aye, Commissioner Loving–Aye, Commissioner Bozak–Aye, Commissioner Hull–Aye.
Motion passed.

Reports

Commissioners

Commissioner Biancardi: There was an article in the Northwest Indiana Times that I wanted to mention. Porter County is looking to offer their ambulance service which is something we need. I believe the fourth Tuesday of this month will be their next meeting.

Commissioner Hull: That’s going to be the 23rd and I will definitely go. We should invite a few others to come along because this is going to be important for the Town.

Clerk-Treasurer

Clerk-Treasurer Jordan: The Treasurer Report and the Annual Report for the RDC have both been created and believe have been sent to the Board Members. The Annual Report is required to be uploaded to Gateway and the link for that hasn’t been opened as of yet. As soon as it’s open and available I’ll get that uploaded. They are done and ready to be reviewed.

RDC Attorney

None

RDC Engineers

None

RDC Consultant-Karnerblue

Rongers: Good evening. I will just briefly highlight a couple of the grant projects since we have representatives here tonight who will speak to update us on Marquette Greenway as well as Westport. This month we have quarterly reports due for the Marquette Greenway Next Level Trails and Recreational Trails programs, so I am in the process of completing those and also consult with Peterson of SEH with respect to that. Outside of grant reporting we do have some applications still in process—the Lake Michigan Coastal program—we're finalizing the full proposal for the Marquette Greenway Trail Corridor Plan. We are still waiting on feedback from the National Fish and Wildlife Foundation on the land conservation effort that will take place on the 60-acres through the existing grants that Shirley Heinze Land Trust has. We have had some additional conversations with electric charging station vendors as it relates to the vehicle grants. Right now, we are planning for a Level II charging station within the Westport PUD. Some of that is on hold until we have a final plan for that development in place. We are still waiting on the Department of Natural Resources LARE grant. This is for some of the work for log jam removal in the Little Calumet River. That application is under review and within probably the next 30 – 45 days we should hear something.

Duneland School Board Representative

Commissioner Schnabel: As some of you may have heard, we are initiating a long-term capital projects improvement process and we started the process hopefully to gather \$168 million through bonds and other means. If you are interested in all the specifics you can go to the Duneland website--Long Term Capital Improvements (<https://www.duneland.k12.in.us/Page/1618>) It has all sorts of information. The biggest news for the Board is part of the plan is to demolish the old Yost School and build a new elementary school on either the old Yost site or another site that is still to be determined. The tax impact is pretty level. There is a slight increase. We are very excited and feel like the time is right with the interest rates for sure. If anyone has questions about this, I will be happy to answer them.

Commissioner Loving: It was a very nice presentation that they did for us (Commissioners Loving and Scott). It hurts my feelings to see Yost go, as a former Yostee myself, but it was old when I went there and it's time to go. Our kids are going to be going to a state-of-the-art elementary school in the district. It's going to be good.

Correspondence

None

Old Business

Marquette Greenway Trail Update

Peterson of SEH: I talked with Gariup today. They are anticipating being out here to wrap up the grading alongside of the Trail and do the additional fencing area around the Trailhead at the entrance to the woods. Also, the ballard too, so they are going to be out there the next couple of weeks to start some of that work. It looks good back there. The bridge turned out really nice. I'm happy with the way it looks out there.

Phase II / Phase I. We haven't really done much design because we are still waiting on some things on Westport and also with BP on that project as well too. I am supposed to get a call from BP this week.

We're doing a wrap-up of the environmental document-the conversion from the National Parks format over to the INDOT format so we can get that approved.

Phase IA. There is an RFP out for the right-of-way services.

The big thing with Marquette is the Mnoke Prairie Wetland Mitigation work. There was a delay and that is all taken care of now. We can do the work on National Park property. National Parks understands that there is grant funding associated with this restoration work and it is not a significant change in the scope of things. There may be a little disturbance but nothing major. You previously authorized me to get quotes for that work. We believe it should come in at less than \$150,000. It's not that big of a project. What I would like to do today is request for you to approve that expenditure under the \$150,000 with the final amount to be determined pending Attorney Patton's review.

Commissioner Hull: Because of the National Parks delay we're a little bit behind. They have authorized us to catch up and in order to do that we have to get started. We know where it's going to be. These are funds that are covered by the grant and we need approval to go ahead and get started on the lowest bidder pending their contract is ok and Attorney Patton looks at their contract once we get it.

Commissioner Loving: Who are the bidders going to be-do we know?

Peterson of SEH: Probably since Gariup is here working we will have them quoted and a few other local contractors as well. We will keep it at five or six contractors to offer them the opportunity to quote the contract. We are following Indiana Public Works Project Law/Code. It's just a matter of timing things. There is probably two weeks of review and recommendation. We should have quotes by the 24th.

Portage was awarded their portion of the Marquette Trail under the Next Level Trails program. There is a small section of the Burns Harbor piece on that far end that will be constructed in conjunction with the Portage contract. There is \$35 million available for funding in the next phase of Next Level Trails if that is something the Town is interested in pursuing for the continuation of Phase 1A across the railroad and through Mnoke Prairie. Those will be due in late October.

Commissioner Biancardi: Did we inventory all the trail amenities (trash receptacles, picnic tables, benches and bike racks) that came in and is it all in good shape?

Peterson of SEH: Because of the situation with the snow we didn't open up and unbox everything. The number matched what was on the invoice. Gariup is going to touch base and start assembling everything so that we make sure we have everything.

Clerk-Treasurer Jordan: The vendor has contacted us more than once asking when they can anticipate payment. I did cut the check in anticipation of it possibly being released. So, as soon as the Board says, "we're happy with everything", I'll release the check. It can go out in the mail. The payment, I think, is approximately \$12,500.

Commissioner Biancardi makes a motion to the make payment for the trail amenities in the amount of approximately \$12,500. Commissioner Bozak seconded the motion. Commissioner Biancardi-Aye, Commissioner Enslin-Aye, Commissioner Loving-Aye, Commissioner Bozak-Aye, Commissioner Hull-Aye. Motion passed.

Westport PUD Update

Commissioner Hull: We received a contract for design work. The contract has been reviewed and everyone likes it. Laura Small of Holladay Properties is here tonight. She is the architect. We need a couple of individuals to work with her on a semi-regular basis in a role of a go-to team. Commissioners Loving and Bozak have their hands up to volunteer. Before we get started, we need to approve the contract. This is the service contract for Small to start drawing the building and finalizing our plans, correct?

Small of Holladay Properties: Yes, it is.

Commissioner Bozak makes a motion to approve the service contract. Commissioner Loving seconded the motion. Commissioner Enslin-Aye, Commissioner Loving-Aye, Commissioner Bozak-Aye, Commissioner Biancardi-Aye, Commissioner Hull-Aye. Motion passed.

Commissioner Hull: Thanks for coming tonight.

Small of Holladay Properties: Absolutely, thank you.

Commissioner Hull: The next one is Abonmarche. We got some feedback from them over the last couple of weeks in regard to the BP pipeline and the letter we put together with the help of Kelly and Micka of Holladay Properties. It generated significant interest—enough to a point that they are now working with us to come up with some type of feasible solution. The development team met the other day. Abonmarche is working on an airbridge. It's basically a culvert -- it takes that pressure off of the pipe where the road crossing would be. We don't know yet what it would cost to do the extra work but that's what they're starting to work on. Then also just to be sure they are

going to compare the cost to replace the pipe. One very important thing that they're working on is in the event that they have to access that pipeline that the structure around it is easily accessible. There is a contract to go with that for time and materials and I believe that was not-to-exceed \$6,000 and that's to complete that additional work.

Commissioner Loving makes a motion to approve the Abonmarche not-to-exceed \$6,000 to complete the additional work over the BP pipeline. Commissioner Bozak seconded the motion. Commissioner Biancardi-Aye, Commissioner Enslin-Aye, Commissioner Loving-Aye, Commissioner Bozak-Aye, Commissioner Hull-Aye. Motion passed.

New Business

None

Approval of Claims Register

Commissioner Loving makes a motion to approve the Claims Register. Commissioner Bozak seconded the motion. Commissioner Enslin-Aye, Commissioner Loving-Aye, Commissioner Bozak-Aye, Commissioner Biancardi-Aye, Commissioner Hull-Aye. Motion passed.

Approval of Financial Report for the Month of February 2021

Commissioner Bozak makes a motion to approve the Financial Report for the Month of February 2021. Commissioner Loving seconded the motion. Commissioner Loving-Aye, Commissioner Bozak-Aye, Commissioner Biancardi -Aye, Commissioner Enslin-Aye, Commissioner Hull-Aye. Motion passed.

Good of the Order

None

Adjournment

Commissioner Biancardi makes a motion to adjourn. Commissioner Loving seconded the motion. Commissioner Bozak-Aye, Commissioner Biancardi-Aye, Commissioner Enslin-Aye, Commissioner Loving-Aye, Commissioner Hull-Aye. Motion passed.

The meeting concluded at 6:44 p.m.

Approved on April 14, 2021

REDEVELOPMENT COMMISSION
FOR THE TOWN OF BURNS HARBOR

Eric Hull, President

Brad Enslin, Vice President

Toni Biancardi, Secretary

Roseann Bozak

Nick Loving

ATTEST:

Marge Falbo, Recording Secretary