



CITY OF PORTAGE
**REDEVELOPMENT
COMMISSION**

REGULAR MEETING
February 28, 2019

Acting Mayor Lynch called the Redevelopment Commission (RDC) meeting to order at 4:00 pm.

Members Present: Commissioners Mr. Steve Nelson, Mr. Greg Lach, Mr. John Cannon, Mr. Mark Oprisko, and Acting Mayor Mrs. Sue Lynch

Members Absent:

Mr. Oprisko made a motion to approve the minutes from the regular meeting of January 24, 2019. Mr. Nelson seconded the motion.
5 yes 0 nays

Mr. Nelson made a motion to approve the claims presented to the RDC for February 2019. Mr. Oprisko seconded the motion.
5 yes 0 nays

STAFF REPORTS:

Colin Highlands

- Advised Paunicka transaction closed and Great Lakes Engineering is drawing up demo specs.
- Central Avenue demos, 5504, 5776, and 5886 are completed.
- Great Lakes Engineering is drawing up demo spec for 1779 Laporte, 5504 Melton, and 2508 Hamstrom.
- Strategic planning process has begun to help determine short-term and long-term RDC goals.

OLD BUSINESS:

- Mr. Highlands presented a summary of bids received for the demolition of 5439 Central Avenue. The lowest responsive bid was from KLF Enterprises in the amount of \$52,717.00. The highest bid was from Austgen Equipment in the amount of \$144,324.00. Mr. Cannon made a motion to reject all bids. Mr. Nelson seconded the motion.
5 yes 0 nays

NEW BUSINESS:

- Mrs. Lynch entertained a motion to authorize staff to issue a notice of sale for 5440 Melton Road. Mr. Oprisko so moved. Mr. Lach seconded the motion.
5 yes 0 nays
- Mrs. Lynch entertained a motion to authorize staff to seek quotes for the demolition of the Paunicka warehouse. Mr. Nelson so moved. Mr. Cannon seconded the motion.
5 yes 0 nays

President

Vice President

Greg Lach
ZE Design

Secretary

John Cannon
City Councilperson

Members

Mark Oprisko
City Councilperson

Steven A. Nelson
Superintendent of Streets

Staff

Colin Highlands
Administrator

Lynn Reed
Recording Secretary

Legal

Gregory Sobkowski
Hodges & Davis

City Hall
6070 Central Avenue
Portage, IN 46368

219-764-5743

Energy and Efficiency



- Mrs. Lynch entertained a motion to approve the following change orders for the Open-Air Pavilion:
 1. Concrete edging - \$10,009.00 increase
 2. Reattach roof insulation - \$3,105.00 increase

Mr. Nelson so moved. Mr. Lach seconded the motion.

5 yes 0 nays

- An off-grid proposal for the furnace and water heater at the Open-Air Pavilion was presented. The cost of connecting to the NIPSCO meter is prohibitive and logistically problematic. The proposal is to install a new propane-powered furnace, condenser, and water heater at a cost of \$67,335.00. Mrs. Lynch entertained a motion to approve the off-grid proposal. Mr. Nelson so moved. Mr. Lach seconded the motion.

5 yes 0 nays

OTHER BUSINESS:

- Mrs. Lynch entertained a motion to move 75%, or \$49,000.00 of the RDC administrator's salary from the City budget to the RDC budget. Mr. Oprisko so moved. Mr. Nelson seconded the motion.

5 yes 0 nays

- Mrs. Lynch entertained a motion to grant permission for St. Peter Lutheran Church to use RDC property for German Fest. Mr. Oprisko so moved. Mr. Cannon seconded the motion.

5 yes 0 nays

- Mrs. Lynch entertained a motion to grant permission for the City of Portage Park Department to use RDC property for Harvest Fest. Mr. Oprisko so moved. Mr. Cannon seconded the motion.

5 yes 0 nays

- Mrs. Lynch entertained a motion to authorize staff to distribute 2019 Education Grant applications. Mr. Oprisko so moved. Mr. Nelson seconded the motion.

5 yes 0 nays

- Mr. Oprisko asked that the RDC investigate the cost of lawncare and snow removal while considering the 2019 RDC budget.

- Mr. Nelson advised that there are low-hanging branches at the S-curve on Central Avenue that need to be removed. Mr. Highlands said he would see that this was taken care of.

There being no further business to come before the Commission, Mr. Nelson made a motion to adjourn. Mr. Oprisko seconded the motion.

5 yes 0 nays