



REDEVELOPMENT COMMISSION  
801 MICHIGAN AVENUE  
LA PORTE, INDIANA 46350

**Redevelopment Commission  
Regular Meeting Minutes  
Wednesday, July 31, 2024  
5:15 PM**

A meeting of the City of La Porte Redevelopment Commission ("Commission"), was held at City Hall on Wednesday, July 31, 2024 at the hour of 5:15 PM, ("local time"), pursuant to notice duly given in accordance with the rules of the Commission and the Indiana Open Door Law.

The meeting was called to order by President Brian Chalik at 5:15 PM.

On a call of the roll, the members of the Commission were shown to be present or absent as follows:

**Members Present:** Mr. Brian Chalik, Mr. JT McDermott, Mr. Damon Gasaway, Mrs. Betsy Kabelin Parkison, and Ms. Jenna Francesconi.

**Members Absent:** None.

**Guests Present:** Mr. Matthew Hagenow, Councilman Tim Franke, Mr. Bert Cook, Mr. David Heinold, Mr. Nick Minich, Mr. Tucker King, Mr. Jim Arnold, Mr. Ryan Hart, and Mr. Roscoe Hoffman.

**Public Comment:** Brian Chalik introduced Mr. Jim Arnold as the La Porte Community School Corporation liaison to the City of La Porte Redevelopment Commission.

**Minutes:** A motion was made by JT McDermott to approve the meeting minutes from the regular June 26th, 2024 meeting. The motion was seconded by Damon Gasaway. The motion passed 5-0.

**Claims:** A motion was made by JT McDermott to approve the July 31st, 2024 Claim Docket and seconded by Jenna Francesconi. The motion passed 5-0.

**OLD BUSINESS:** None.

**NEW BUSINESS:**

- A. Resolution approving a form of the lease between the Redevelopment Authority, as lessor, and the Redevelopment Commission, as lessee (the "Lease") for the 39 North/Boyd Blvd/Thomas Rose West Expansion Infrastructure Projects

Bert Cook, Executive Director of the La Porte Economic Advancement Partnership, read the Resolution approving a form of the lease between the Redevelopment Authority, as lessor, and the Redevelopment Commission, as lessee (the "Lease") for the 39 North/Boyd Blvd/Thomas Rose West Expansion Infrastructure Projects.

Bert explained the Resolution to the RDC members. JT McDermott made motion to **approve Resolution #5-2024 approving a form of lease between the Redevelopment Authority, as lessor, and the Redevelopment Commission, as lessee (the "Lease") for the 39 North/Boyd Blvd/Thomas Rose West Expansion Infrastructure Projects** and the motion was seconded by Betsy Kabelin Parkison. The motion passed 5-0.

- B. Public Hearing and Resolution approving an additional appropriation request to city council for Thomas Rose West Expansion Infrastructure Project from TIF II Fund

Bert Cook, Executive Director of the La Porte Economic Advancement Partnership, read the Resolution approving an additional appropriation request to city council for Thomas Rose West Expansion Infrastructure Project from TIF II Fund. Bert explained the resolution in detail. Brian Chalik opened the public hearing at 5:25 pm for public comments. There being no further public comment, Brian Chalik closed the floor to public comments at 5:25 pm. JT McDermott made a motion to **approve Resolution #6-2024 approving an additional appropriation request to city council for Thomas Rose West Expansion Infrastructure Project from TIF II Fund** and the motion was seconded by Damon Gasaway. The motion passed 5-0.

- C. Bid opening for the Thomas Rose West Expansion Infrastructure Project

Tucker King, Assistant Engineering Director, explained the two bids received for the materials portion of the project from Ferguson Waterworks in the amount of \$500,940.50 and Utility Supply Co. in the amount of \$505,610.23. Based on the difference between the two bids received, Tucker made a recommendation to approve the bid from Ferguson Waterworks in the amount of \$500,940.50. JT McDermott made a motion to **approve the bid opening for the Thomas Rose West Expansion Infrastructure Project** and the motion was seconded by Jenna Francesconi. Anthony Novak, RDC attorney representative made a point of clarification that the bids have already been opened and that the actual motion should be to award the bid recommendation from the City. Anthony Novak made a recommendation to rescind the prior motion for the bid opening. JT McDermott made a motion to **rescind the prior motion to approve the bid opening for the Thomas Rose West Expansion Infrastructure Project** for the and the motion was seconded by Damon Gasaway. The motion passed 5-0. JT McDermott made a motion to **award the bid to Ferguson Waterworks in the amount of \$500,940.50 for the Thomas Rose West Expansion Infrastructure Project** and the motion was seconded by Jenna Francesconi. The motion passed 5-0.

- D. Approval of Real Estate Purchase Agreement for property located in NewPorte Landing

Bert Cook, Executive Director of the La Porte Economic Advancement Partnership, explained the Real Estate Purchase Agreement for property located in NewPorte Landing. Bert explained the Due Diligence Period of up to 270 days for investigation of the site conditions prior to closing date. JT McDermott made a motion to **approve the Real Estate Purchase Agreement for property located in NewPorte Landing** and the motion was seconded by Betsy Kabelin Parkison. The motion passed 5-0.

- E. Approval of Development Agreement with Noah's Arcade LLC dba Full Tilt

Bert Cook, Executive Director of the La Porte Economic Advancement Partnership, explained the development agreement and introduced Ryan and Ashley Hart as owners of Full Tilt. Bert also mentioned Attorney Matt Hagenow and Attorney Bill Nelson for their review of the development agreement. Bert explained the purchase price in the form of a Promissory Note for development of the subject property within NewPorte Landing. Attorney Anthony Novak explained the terms of the Promissory Note within the Development Agreement for purchase of the property. Betsy questioned who will pay for the parking lot. Bert explained that the construction of the parking lot will come from next year's RDC budget. Damon asked who will be responsible for maintenance of the parking lot. Bert explained that the City is looking into options for maintenance of the parking lot. Damon asked

about the timeline for brownfields study on the property. Nick Minich, City Engineer, explained that there is a 120 day timeline for site status letter that is already in progress on the property. JT McDermott made a motion to **approve the Development Agreement with Noah's Arcade LLC dba Full Tilt** and the motion was seconded by Damon Gasaway. The motion passed 5-0.

**OTHER BUSINESS:**

- A. Approval of SEH Professional Services Agreement for Boyd Boulevard Sewer Separation Project EDA Grant Assistance - David explained that additional consulting services are needed to complete the Boyd Boulevard Sewer Separation Project for EDA Grant Assistance. David recommended Tasks #1, 4, and 5 be approved by the RDC to continue work on the Boyd Boulevard Sewer Separation Project for EDA Grant Assistance in the amount not to exceed \$31,300. JT McDermott made a motion to **approve Tasks #1, 4, and 5 of the SEH Professional Services Agreement for Boyd Boulevard Sewer Separation Project EDA Grant Assistance** and the motion was seconded by Jenna Francesconi. The motion passed 5-0.

There being no further business to come before the Commission, Damon Gasaway moved to adjourn the meeting; Betsy Kabelin Parkison seconded the motion. The motion passed 5-0.

The meeting adjourned at 5:49 PM.



Brian Chalik, President



JT McDermott, Secretary