



REDEVELOPMENT COMMISSION  
801 MICHIGAN AVENUE  
LA PORTE, INDIANA 46350

**Redevelopment Commission  
Regular Meeting Minutes  
Wednesday, August 28, 2024  
5:15 PM**

A meeting of the City of La Porte Redevelopment Commission ("Commission"), was held at City Hall on Wednesday, August 28, 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. Craig Phillips, Mr. Jim Arnold, and Mr. Roscoe Hoffman.

**Public Comment:** None.

**Minutes:** A motion was made by JT McDermott to approve the meeting minutes from the regular July 31st, 2024 meeting. The motion was seconded by Jenna Francesconi. The motion passed 5-0.

**Claims:** A motion was made by JT McDermott to approve the August 28th, 2024 Claim Docket and seconded by Damon Gasaway. The motion passed 5-0.

**OLD BUSINESS:** None.

**NEW BUSINESS:**

- A. Public Hearing and Approval of Resolution of the City of La Porte Redevelopment Commission Authorizing the Execution of a Lease Between the City of La Porte Redevelopment Authority and the City of La Porte Redevelopment Commission and Related Matters

Brian Chalik opened the meeting to a public hearing and called for Andy Mouser to explain the resolution. Andy Mouser, Baker Tilly Municipal Advisers, explained the resolution related to the Boyd Boulevard, Park Street, and 39 North improvement projects. He explained the timeline for the process of the lease financing in the amount up to \$24,000,000 related to the resolution. No further public comments were received on the resolution.

JT McDermott made motion to **approve Resolution #5B-2024 approving a resolution of the City of La Porte Redevelopment Commission Authorizing the Execution of a Lease Between the**

**City of La Porte Redevelopment Authority and the City of La Porte Redevelopment**

**Commission and Related Matters** and the motion was seconded by Betsy Kabelin Parkison. The motion passed 5-0.

- B. Approval of Resolution of the City of La Porte, Indiana, Redevelopment Commission, Declaring an Official Intent to Reimburse Expenditures

Craig explained the resolution of the City of La Porte, Indiana Redevelopment Commission declaring an intent to reimburse expenditures paid for the 39 North Annexation. JT McDermott made a motion to **approve Resolution #8-2024 approving a resolution of the City of La Porte, Indiana Redevelopment Commission Declaring an Official Intent to Reimburse Expenditures** and the motion was seconded by Jenna Francesconi. The motion passed 5-0.

- C. 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 related to Dr. Zhang's property. Bert explained that the City will be giving an additional amount of land due to a utility easement identified at the back of the property. JT McDermott made a motion to **approve the Real Estate Purchase Agreement for property located in NewPorte Landing** and the motion was seconded by Damon Gasaway. The motion passed 5-0.

- D. Approval of Proposed 2025 Redevelopment Commission Budget

Craig explained the proposed 2025 Redevelopment Commission Budget and associated documents for the 2025 RDC budget. JT McDermott made a motion to **approve the Proposed 2025 Redevelopment Commission Budget** and the motion was seconded by Betsy Kabelin Parkison. The motion passed 5-0.

- E. Approval of Proposed 2025 Redevelopment Commission Spending Plan

Craig explained the proposed 2025 Redevelopment Commission Spending Plan and associated documents for the 2025 RDC spending plan. JT McDermott made a motion to **approve the Proposed 2025 Redevelopment Commission Spending Plan** and the motion was seconded by Damon Gasaway. The motion passed 5-0.

- F. Approval of Additional Appropriation Request

Craig explained the request for additional appropriation to close out the Truesdell Avenue improvements in the amount of \$800,000. JT McDermott made a motion to **approve Resolution #9 appropriating tax increment financing funds for the City of La Porte Redevelopment Commission (TIF III – Eastgate)** and the motion was seconded by Jenna Francesconi. The motion passed 5-0.

- G. Approval of Transfer Resolution

Craig explained the request for transfer of funds within the 2024 RDC Budget due to an increase in professional services related to the 39 North Annexation, EDA Grant process for the Boyd Boulevard Sewer Separation project, and attorney services. JT McDermott made a motion to **approve Transfer Resolution #7 to transfer funds within the 2024 Redevelopment Commission budget** and the motion was seconded by Betsy Kabelin Parkison. The motion passed 5-0.

- H. Approval of engagement letter with Barnes and Thornburg for 2024 Redevelopment Authority Lease Rental Revenue Bonds

Craig explained the engagement letter with Barnes and Thornburg for 2024 Redevelopment Authority Lease Rental Revenue Bonds professional services. JT McDermott made a motion to **approve the engagement letter with Barnes and Thornburg for 2024 Redevelopment Authority Lease Rental Revenue Bonds** and the motion was seconded by Damon Gasaway. The motion passed 5-0.

**OTHER BUSINESS:** Bert Cook explained that the 2024 Redevelopment Commission Budget and Spending Plan has been developed over the course of the year with the entire City staff members with the goals of the Redevelopment Commission.

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

The meeting adjourned at 5:40 PM.



Brian Chalik, President



JT McDermott, Secretary