

LA PORTE COUNTY REDEVELOPMENT COMMISSION
REGULAR MEETING
JULY 27, 2016 (4:00 PM)

(Please Turn Off All Cell Phones)

A Regular Meeting of the La Porte County Redevelopment Commission was held on Wednesday, July 27, 2016 at 4:00 p.m. (CDT) in the Assembly Room #3 of the La Porte County Government Complex, 809 State Street, La Porte, IN 46350.

MINUTES

CALL TO ORDER

Meeting called to order by Joe Coar; President at 4:05 p.m.

PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by Randy Novak.

ROLL CALL

Joe Coar – Present
Patricia Harris – Present
Vidya Kora – Present
Terry Larson – Present
Matthew Bernacchi– Present
Mark Kosior, Ex-Officio Member – Present
Lois Sosinski – Present
Randy Novak- Present

GUESTS

Dave Christiansen; La Porte County Redevelopment Director, Shaw Friedman; LaPorte County Redevelopment Commission Attorney, Mary Jane Thomas; Thomas and Associates, Carrie Kirkham, Michael Yacullo Engineer.

Patricia Harris moved to approve the agenda as presented. Vidya Kora seconded the motion. The motion unanimously carried.

PUBLIC COMMENT

None

APPROVAL OF MINUTES

The May 25, 2016 minutes were reviewed. Vidya Kora motioned to approve the May 25, 2016 meeting minutes as presented. Matthew Bernacchi seconded the motion. The motion carried unanimously.

TREASURER'S REPORT

Mary Jane Thomas; La Porte County Office of Economic Development, presented the Treasurer's Report prepared by the La Porte County Auditor. The fund balances as of June 30, 2016 for Fund 4001 KIDC Project TIF is \$199,068.80. The La Porte County Auditor wanted the Commission to know that the Fund 4501 I94/US Route 421 TIF balance and the Fund 404 I94/US42/11/26/2008 TIF balance is committed to Holiday Corporation and La Porte County Council for loans for projects within those TIFs. There are no funds available to spend in either of those TIF's. Matthew Biernacchi motioned to approve the Treasurer's Report as presented. Vidya Kora seconded the motion. The motion unanimously carried.

OLD BUSINESS

- A. **City of Michigan City/La Porte County Redevelopment Commission Financial Analysis – Fiscal Impact of the St. Anthony Memorial Health Center Relocation:** La Porte County Redevelopment Commission Attorney; Shaw Friedman informed the Commission a fiscal analysis was performed by Cender and Company for the cost of serving St. Anthony hospital for serves and the potential loss of TIF revenue to the County if it was annexed by the City of Michigan City. The report indicates there is little financial incentive for the County to hold onto this area within the TIF. The TIF area on the east side of 421 will continue to generate TIF revenue.
- B. **Marketing Contract Update:** La Porte County Office of Economic Development Director; David Christian presented an update to the marketing for TIF districts and general economic development. TIF brochures with the new logo, and slogan "Your Open Door to the Future" were presented to the Commission. The economic development team will be meeting on Friday to review the draft marketing plan. The new logo is already on the existing website. This marketing material is designed to boost the County economic development efforts in conjunction with County Convention and Visitor's Bureau and other entities that support economic development within the County.
- C. **KIP Update:** Shaw Friedman; Commission Attorney reported Halfwassen and JBC Rail/Midwest Warehousing and La Porte County have reached an agreement for shared rail access and mutual unrestricted rail easements to move goods throughout the park. Now La Porte County can begin the restructuring of the loan with this new agreement. Shaw Friedman reported the agreement has now been recorded with the La Porte County Recorder.

D. Rail Summit Update: Dave Christian; Office of Economic Development Director, explained the Rail Summit is a large conference for developers, rail operators, and rail corporations held over a two-day period in Chicago and was attended by himself, Mary Jane Thomas; Office of Economic Development, Joe Coar: La Porte County Redevelopment Commission President, County Councilman Cary Kirkham, Mike Yacullo; Director of Engineering, and Mike Seitz; Greater La Porte Chamber of Commerce Director. A strong relationship was developed with the executive body of the Port of New Orleans. The team made contacts, developed new leads, relationships and created potential partnerships. La Porte County Office of Economic Development was a sponsor at the Rail Summit which enabled the team to provide a presentation.

Shaw Friedman; Commission Attorney updated the Commission on a meeting held with CSX representatives to gain additional rail and switch installed at KIP. CSX has indicated that the cost of the project is approximately \$850,000 and could possibly be funded by CSX if there was a significant uni-train development with high volume or a joint application between CSX and the La Porte County Redevelopment Commission made to the Indiana Economic Development Corporation for funding. Vidya Kora motioned to approve the La Porte County Office of Redevelopment to pursue a joint application with CSX for funding through the Indiana Economic Development Corporation. Patricia Harris seconded the motion. The motion unanimously carried.

NEW BUSINESS

- A. Consideration of payment for Cender and Company: \$100 and \$6,763.25:** Mary Jane Thomas; Office of La Porte County Economic Development explained the first invoice is for the capture notices for 2017, and the second invoice is for the fee associated with St. Anthony financial impact analysis. These invoices will be paid after consult with the La Porte County Auditor. After some discussion, Vidya Kora moved to approve the payment to Cender and Company in the amount of \$100 and \$6,763.25 as presented. Randy Novak seconded the motion. The motion unanimously carried.
- B. Consideration of payment for Barnes & Thornburg for legal services: \$427, \$6,568.83 and \$4,467:** Shaw Friedman; Commission Attorney explained these invoices for KIP are for legal fees for the past three months. Vidya Kora moved to approve the payment to Barnes & Thornburg in the amount of \$427, \$6,568.83 and \$4,467 as presented. Patricia Harris seconded the motion. The motion unanimously carried.
- C. Consideration of payment Beall & Beall for legal services \$2,565 and \$570.00:** Shaw Friedman; Commission Attorney explained Beall & Beall provided counsel regarding the NIPSCO TDSIC case, solely designed to improve the electric grid at KIP. After some discussion, Vidya Kora motioned to approve the payment to Beall & Beall in the amounts

of \$2,565 and \$570 as presented. Terry Larson seconded the motion The motion carried unanimously.

D. Consideration of payment for Propeller Marketing \$4,562; August Installment:

David Christian; Office of Economic Development Director, explained this is the last installment payment for a marketing services contract. After some discussion, Vidya Kora moved the approve the payment to Propeller Marketing in the amount of \$4,562 as presented. Terry Larson seconded the motion. The motion unanimously carried.

E. Consideration of payment Friedman & Associates, P.C. for legal services:

\$712.50/April, \$2,215.50/May, \$2,448.00/June and \$987.00/July 7: Shaw Friedman; Commission Attorney, explained the invoices are for legal work provided to the Commission over the last four months. Vidya Kora moved to approve the payment to Friedman & Associates for \$712.50-April, \$2,215.50-May, \$2,448 – June, \$987-July 7th. Patricia Harris seconded the motion as presented. The motion unanimously carried.

F. 421-94 TIF Enlargement: Mary Jane Thomas; Office of Economic Development, provided the Commission with documents proposing to expand the existing 421-94 Economic Development Area. Multiple plans including the La Porte County Land Development Plan, Lake Michigan Watershed Sewer Master Plan, La Porte County Joint Zoning Ordinance all indicate that this area is ripe for development because of this strategic location. There is interest and opportunity in the land but the area needs infrastructure for development to occur that the TIF could provide. After some discussion, Vidya Kora moved to approve consideration of expanding the existing 421-94TIF area and approach the Auditor and Council to review financials for a study of this area. Patricia Harris seconded the motion. The motion unanimously carried.

Dave Christian; Director of the Office of Economic Development, reported receiving a proposal from Cender and Company for the financial study for this expansion for approximately \$10,000 but due to the work of Mitch Bishop; County Planner, the cost for the proposal was decreased to \$6,0000. This proposal will be going before the County Council for approval.

G. Presentation by Aradise Marketing for purchase of “Economic Development Corridor signage” for County’s TIF areas:

Dave Christian; Director of Office of Economic Development, provided examples of new signage for 39 North. Propeller Marketing has proposed some new signage with the La Porte County Economic Development logo. Vidya Kora moved to obtain proposals for signage for each of the TIF districts. Patricia Harris seconded the motion. After some discussion, the motion was carried unanimously.

Other Business

Mary Jane presented an additional invoice for payment to the La Porte County Herald-Argus in the amount of \$16.95 for publication of claims and allowances. Vidya Kora moved to approve the claim to Herald-Argus in the amount of \$16.95 as presented. Patricia Harris seconded the motion. The motion carried unanimously.

ADJOURN

Vidya Kora moved to adjourn the meeting at approximately 5:00 p.m., seconded by Patricia Harris and unanimously carried.