

LA PORTE COUNTY REDEVELOPMENT COMMISSION
REGULAR MEETING
November 30, 2016 (4:00 PM)

(Please Turn Off All Cell Phones)

A Regular Meeting of the La Porte County Redevelopment Commission was held on Wednesday, November 30, 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 Patricia Harris

ROLL CALL

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

GUESTS

Shaw Friedman; LaPorte County Redevelopment Commission Attorney, Mary Jane Thomas; Thomas and Associates, Dave Christian; La Porte County Redevelopment Director, Phil Paccenda and Mike Hardy; Barnes and Thornburg, and Jocelyn Vare; Propeller Marketing.

APPROVAL OF THE AGENDA

Mary Jane Thomas; Thomas & Associates requested two claims be added to the agenda for Barnes & Thornburg in the amounts of \$3,308.00 and \$1,008.90. Vidya Kora moved to approve the agenda with the requested invoices in the amounts of \$3,308.00 and \$1,008.90 from Barnes & Thornburg. Patricia Harris seconded the motion. The motion unanimously carried.

PUBLIC COMMENT

None

APPROVAL OF MINUTES

The October 5, 2016 special meeting minutes were reviewed. Vidya Kora motioned to approve the October 5, 2016 special meeting minutes as presented. Terry Larson seconded the motion. The motion carried unanimously.

TREASURER'S REPORT

Joe Cora reported that a Treasurer's Report is not available, however in July the balance of funds was \$177,000 and should be enough to cover the claims presented to the Board for consideration.

OLD BUSINESS

- A. **Marketing Contract update:** Dave Christian; La Porte County Redevelopment Director introduced the President of Propeller Marketing, Jocelyn Vare. Jocelyn gave a presentation to the Board on the accomplishments of the marketing contract with the La Porte County Office of Economic Development. The accomplishments include branding strategy, new logo and tagline, graphic standards, marketing plan, office letterhead, brochure, and a new website. Jocelyn stated there is still enough money left on the contract to perform Google analytics, press release, finalize the website, create social media presence and a newsletter.

- B. **KIP Global Agreement Update-Consideration of Release of Mortgage (La Porte ILPK Kingsbury), KIP Agreement (La Porte County), Bill of Sale (La Porte County Kingsbury), Termination of Declaration (La Porte County KIP), Assignments of Easements Agreements (La Porte County Halfwassen), Declaration of Restriction and Covenants (La Porte County Kingsbury), Quit Claim Deed-KIP (La Porte County ILPK), Corrective Deed-Kip (La Porte County ILPK):** Shaw Friedman; Commission Attorney explained the County Council and County Commissions have approved the agreements unanimously. The Resolution before the Board gives authorization for the counteroffer to the original Halfwassen proposal. Mr. Phil Paccenda and Mr. Mike Hardy; Barnes & Thornburg reported the restructuring of the agreement is the release of the Halfwassen loan and in return they give all rail spur property rights to the County. This will allow for a better chance of having the loan repaid through TIF revenues and La Porte County will be the neutral independent third party managing the rail spur. The original Declaration will be terminated and a new Declaration created. There are parts of the Declaration yet to be negotiated which include the Allocation Schedule and Development standards. The Development

Standards are met to spur growth not prohibit growth. There will need to be a subcommittee to oversee the development standards.

NEW BUSINESS

- A. Consideration of a Resolution of the La Porte County Redevelopment Commission Relating to the Financing of an Economic Development Project:** Mike Hardy & Phil Paccenda; Barnes & Thornburg presented a Resolution of the La Porte County Redevelopment Commission Relating to the Financing of an Economic Development Project. After some discussion, Vidya Kora moved to approve the Resolution of the La Porte County Redevelopment Commission Relating to the Financing of an Economic Development Project as presented. Patricia Harris seconded the motion. The motion unanimously carried.
- B. Consideration of payment for Barnes & Thornburg, LLP; \$4,205.00, \$270.00, and \$162.00; legal services:** Shaw Friedman; Commission Attorney presented the claims from Barnes & Thornburg in the amount of \$4,205.00, \$270.00, \$162.00, \$3,308.00 and \$1,008.90 for legal services. Randy Novak moved to approve the claims from Barnes & Thornburg in the amount of \$4,205.00, \$270.00, \$162.00, \$3,308.00 and \$1,008.90 for legal services. Terry Larson seconded the motion. The motion unanimously carried.
- C. Consideration of payment for Kingsbury Utility Corporation; \$4,200.00:** Dave Christian; La Porte County Office of Economic Development Director presented the annual maintenance fee from Kingsbury Utility Corporation in the amount of \$4,200.00. Randy Novak moved to approve the claim from Kingsbury Utility Corporation in the amount of \$4,200.00. Lois Sosinski seconded the motion. The motion unanimously carried.
- D. Consideration of payment Friedman & Associates, P.C. for legal services: \$574.50/Sept/Oct. and \$864.00/Oct/Nov.:** Dave Christian; La Porte County Office of Economic Development Director presented the claim from Friedman & Associates for legal services in the amount of \$574.50 for September and October and \$864.00 for October and November. Patricia Harris moved to approve the claims to Friedman & Associates for legal services in the amount of \$574.50 for September and October and \$864.00 for October and November. Lois Sosinski seconded the motion. The motion unanimously carried.

Other Business

Joe Cora reported a subcommittee will meet next week to review Development Standards for the KIP area. Shaw Friedman; Redevelopment Commission Attorney stated he would provide a draft of the standards to the committee.

ADJOURN

Randy Novak moved to adjourn the meeting at approximately 4:40 p.m., seconded by Patricia Harris and unanimously carried.