

LA PORTE COUNTY REDEVELOPMENT COMMISSION

SPECIAL MEETING

March 8, 2016 (4:00 PM)

(Please Turn Off All Cell Phones)

A Special Meeting of the La Porte County Redevelopment Commission was held on Wednesday, March 8, 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 4:07 p.m.

PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by Terry Larson.

ROLL CALL

Joe Coar – Present

Dr. Vidya Kora – Present

Terry Larson – Present

Jeff Johnson-Present

Jim Arnold- Ex-Officio-Present

GUESTS

Mike Seitz; La Porte County Redevelopment Director, Mitch Bishop; La Porte County Planner Shaw Friedman; LaPorte County Redevelopment Commission Attorney, Mary Jane Thomas; Thomas & Associates, Joie Winski; La Porte County Auditor, Rich Mrozinski; President La Porte County Commission, Karl Cender; Cender & Company, and Michael Hardy; Barnes & Thornburg

APPROVAL OF THE AGENDA

Dr. Vidya Kora motioned to add the following items be added to the agenda:

Appointment of a Redevelopment Commission Director and appointment of a Redevelopment Commission Secretary

Terry Larson seconded the motion. The motion carried unanimously.

ELECTION OF 2017 OFFICERS

Dr. Vidya Kora motioned to nominate and elect by unanimous slate, the following slate of officers for 2017:

Joe Coar-President

Jeff Johnson-Vice-President

Randy Novak-Secretary

Terry Larson seconded the motion. The motion carried unanimously.

PUBLIC COMMENT

None

APPROVAL OF MINUTES

The November 30, 2016 regular meeting minutes were reviewed. Dr. Vidya Kora motioned to approve the November 30, 2016 regular meeting minutes as presented. Terry Larson seconded the motion. The motion carried unanimously.

TREASURER'S REPORT

Joie Winski presented the Treasurer's Report for review. The Fund 4001 balance as of Dec. 31, 2016 was \$200,434.97. After the obligation to pay back the Major Moves Fund the balance as of March 8, 2017 is \$92,875.76. The Fund 4501 balance as of December 31, 2016 was \$188,085.10 and after the obligation to pay back the Major Moves Fund the balance as of March 8, 2017 is 0. The Fund 4504 balance as of December 31, 2016 was \$306,748.44 and after paying back the obligation to the Major Moves Fund the remaining balance is zero. Dr. Vidya Kora motioned to approve the Treasurer's Report as presented. Terry Larson seconded the motion. The motion carried unanimously.

OLD BUSINESS

- A. **KIP global agreement update:** Michael Hardy; Barnes & Thornburg reported all executed documents were in his possession and ready for the Commission's approval. The KIP global agreement places all property and easements owned by Halfwassen Group, will now be controlled by La Porte County Redevelopment Commission. Any previous Declarations by the property owner's association and the Halfwassen Group are being terminated. The next step is for La Porte County Redevelopment Commission to prepare a request for proposal for a contract for a Park Rail Switcher. A procedure for reimbursement of expenses because of the management of the project will need to be created as well as common area maintenance. The reimbursements should be revenue neutral. There are provisions within the Declaration for future owners to participate. The

easement agreements and assignments are all recorded documents. After some discussion, Dr. Vidya Kora motioned to accept the global agreement and authorize Joe Coar; President to sign on behalf of the La Porte County Redevelopment Commission, as presented. Jeff Johnson seconded the motion. The motion carried unanimously.

NEW BUSINESS

- A. **RFP for the La Porte County Redevelopment Commission Legal Counsel.** Jeff Johnson motioned to issue an RFP for the La Porte County Redevelopment Commission Legal Counsel. Dr. Vidya Kora seconded the motioned. The motion carried unanimously.
- B. **Appointment of the La Porte County Redevelopment Commission Financial Advisor:** Dr. Vidya Kora motioned to appoint Karl Cender with Cender & Company as Commission Financial Advisor. Terry Larson seconded the motion. The motion carried unanimously.
- C. **RFP for La Porte County Redevelopment Commission Bond Counsel.** Dr. Vidya Kora motioned to issue a RFP for the Commission Bond Counsel. Jeff Johnson seconded the motion. The motion carried unanimously.
- D. **Consideration of matching funds request for KIP monument sign:** Mitchell Bishop; County Planner reported La Porte County received grant money from NIRPC for wayfinding signs on Hupp Road and a new monument sign at 35 and Hupp in Kingsbury Industrial Park. . The total cost for the wayfinding signs and monument sign is \$133,000 which include construction, landscaping, lighting, engineering and construction inspection. La Porte County's local share of project cost is 20% of the total project cost. The anticipated local share amount is \$26,600. The federal grant portion is \$106,400. The monument sign would include removable type face and identify Kingsbury Industrial Park tenants for each road. The County Planner requested the Commission commit to providing the local share from the Kingsbury Tax Increment Finance funds. Dr. Vidya Kora motioned to approve the 20% local share for the wayfinding signs and monument sign in Kingsbury Industrial in the amount of \$26,600 from the Kingsbury TIF. Terry Larson seconded the motion. The motion carried unanimously.
- E. **Consideration of Cender & Company 2017 Consulting Services Agreement:** Karl Cender; Cender & Company presented the agreement for financial consulting services in the amount of \$20,000.00. The agreement is similar to years past. Dr. Vidya Kora motioned to approve the Cender & Company 2017 Consulting Services Agreement, as presented. Jeff Johnson seconded the motion. The motion carried unanimously.
- F. **Consideration of FY 2016 Annual Report of the La Porte County Redevelopment Commission:** Karl Cender: Cender & Company presented the FY 2016 Annual Report for the Commission to review. Dr. Vidya Kora motioned to approve the FY 2016 Annual Report, as presented. Jeff Johnson seconded the motion. The motion carried unanimously.

G. Resolution of the La Porte County Redevelopment Commission Concerning the 2018 Budget Year Determination For Tax Increment for the La Porte County

Redevelopment Commission Allocation Areas: Karl Cender; Cender & Company reported all tax increment will be needed to pay outstanding obligations of the La Porte County Redevelopment Commission. The resolution will be sent to the Auditor and any overlapping taxing units. Vidya Kora motioned to approve the Resolution of the La Porte County Redevelopment Commission Concerning the 2018 Budget Year Determination for Tax Increment. Terry Larson seconded the motion. The motion carried unanimously.

H. Discussion regarding possible financing options to provide sewer improvements at 300 North/421 to accommodate an economic development project:

Karl Cender; Cender & Company, reported a developer is looking to develop hotels, restaurant and possible retail at the 300 North/421 intersection and sewer lines will need to be extended with an approximate cost of \$1.2-1.3 million. Mr. Cender requested authorization to meet with the developer and provide financial analysis for tax increment financing to support the project. The financial analysis would be covered in the consulting agreement just approved by the Commission. Dr. Vidya Kora motioned to authorize Cender & Company to provide a TIF analysis for a sewer improvement project at 300 North/421. Terry Larson seconded the motion. The motion carried unanimously.

I. Discussion regarding possible financing options to extend Ohio Street from current terminus to property line of new Franciscan Hospital:

Karl Cender; Cender & Company reported representatives from Franciscan Hospital want to research financial options to extend the road to new Franciscan Hospital. They are willing to participate in TIF financing but the financial analysis needs updated from previous meetings last year. Mr. Cender was directed to update the report.

J. Update on discussion CN Railroad regarding potential extension into KIP and along Hupp Road:

County Commission President Richard Mrozinski reported on discussions with CN railroad, JBC Rail and South Shore Freight along the north end of KIP. Mr. Mrozinski reported an old truss bridge for rail will need to be upgraded along with the roads and he is researching pricing for these improvements.

K. Consideration of payment for Barnes & Thornburg, LLP; \$10,964.20 /\$7,990.00 for Nov. /Dec. 2016 legal services.

Dr. Vidya Kora motioned to approve the claims to Barnes & Thornburg, LLP in the amounts of \$10,964.20 and \$7,990.00, as presented. Jeff Johnson seconded the motion. The motion carried unanimously.

L. Consideration of payment Friedman & Associates, P.C. for legal services: \$1,900.50.00 Nov. /Dec. '16, \$864.00; Dec. '16/Jan.'17, and \$3,163.50 Jan.'17/Feb.'17

Dr. Vidya Kora motioned to approve the claims for legal services to Friedman & Associates, P.C. in the amount of \$1,900.50, \$864.00 and \$3,163.50, as presented. Jeff Johnson seconded the motion. The motion carried unanimously.

M. Consideration of the La Porte County Redevelopment Commission 2017 meeting agenda. Dr. Vidya Kora motioned to approve the 2017 La Porte County Redevelopment Commission meeting agenda. Terry Larson seconded the motion. The motion carried unanimously.

N. Appointment of the La Porte County Redevelopment Commission Director and Secretary. Dr. Vidya Kora motioned to appoint Michael Seitz as the Redevelopment Director and Mary Jane Thomas as the Commission Secretary. Jeff Johnson seconded the motion. The motion carried unanimously.

Other Business

None

ADJOURN

Dr. Vidya Kora moved to adjourn the meeting at approximately 5:17p.m.. The motion was seconded by Terry Larson. The motion carried unanimously.