

LA PORTE COUNTY REDEVELOPMENT COMMISSION  
**SPECIAL MEETING**  
APRIL 26, 2017 3:30PM

A Special Meeting of the La Porte County Redevelopment Commission was held on Wednesday, April 26, 2017 at 3:30pm (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 3:30 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 – Absent  
Terry Garner – Present  
Randy Novak – Present  
John Sullivan – Present  
James Arnold: Ex-Officio-Present

**APPROVAL OF THE AGENDA**

Dr. Vidya Kora motioned to remove Item #10A - Consideration of Kingsbury Elevator tax abatement within KIP TIF per Mr. Lindborg's request. Terry Larson seconded the motion. The motion carried unanimously.

**PUBLIC COMMENT**

None

**APPROVAL OF MINUTES**

The March 8, 2017 Special Meeting and the March 29, 2017, Executive Session meeting minutes were reviewed. John Sullivan motioned to approve the March 8, 2107, Special Meeting and

March 29, 2017, Executive Session meeting minutes, as presented. Dr. Kora seconded the motion. The motion carried unanimously.

### **TREASURER'S REPORT**

Joie Winski: County Auditor, presented the Treasurer's Report. Treasurer Winski stated that the KIP TIF has a current balance of \$39, 386.81. The 421/94 balance is zero as 100% of increment is applied to Major Moves loan. Treasurer Winski stated that KIP TIF will have additional increment in the middle of June from the spring tax installment payments. No estimate of the amount is available at this time. Shaw Friedman; Commission Counsel, recommended that the County Council and the Redevelopment Commission schedule a joint workshop to review and discuss the TIF repayment schedules to the Major Moves Fund. Dr. Vidya Kora motioned to approve the Treasurer's Report as presented. Terry Larson seconded the motion. The motion carried unanimously.

### **CLAIMS**

**A. Consideration of payment for Barnes & Thornburg, LLP for legal services: \$12,726.55 Feb/Jan 2017; \$12,538.20 Feb/Jan 2017 - KIP TIF**

Dr. Vidya Kora motioned to approve payment from the KIP TIF of the claims for legal services to Barnes & Thornburg, LLP in the amount of \$12,726.55 and \$12,538.20 as presented. Terry Larson seconded the motion. The motion carried unanimously.

**B. Consideration of payment for Friedman & Associates, P.C. for legal services: \$1,288.50 Feb/March 2017; \$898.50 March/April 2017 KIP TIF**

Dr. Vidya Kora motioned to approve payment from the KIP TIF of the claims for legal services to Friedman & Associates, P.C. in the amount of \$1,288.50 and \$898.50 as presented. Terry Larson seconded the motion. The motion carried unanimously.

**C. Consideration of payment for Cender & Company for financial advisory services for RDC annual reporting: \$1,155.00 KIP TIF**

Dr Vidya Kora motioned to approve payment from the KIP TIF of the claim for financial advisory services to Cender & Company in the amount of \$1,155.00 as presented. Terry Larson seconded the motion. The motion carried unanimously.

### **OLD BUSINESS**

**A. Cender & Company – Karl Cender- 421 TIF Financing Options for Infrastructure Improvements**

President Coar asked Karl Cender; Cender & Company to explain possible financing options to provide infrastructure improvements in the 421/94 TIF to accommodate an economic development project. Cender & Company and County officials met recently with a developer and the Franciscan Alliance to gather information regarding their proposed projects impact on the 421/94 TIF. Mr. Cender provided the Commission with a written summary of Cender & Company's findings entitled

“Economic Development Analysis of Real Property Investments Prepared For I-94/ U.S. 421 Project Development”, including the effect these projects would have on the tax increments. Hereunto the written summary provided by Cender & Company will be a permanent part of these minutes and is also attached. Mr. Cender suggested prior to discussing which financing option the Commission would choose, the workshop with the Council regarding the TIF Major Moves funds could provide insight. Dr. Vidya Kora suggested the workshop be scheduled soon. President Coar asked Mary Jane Thomas to communicate with the Council and the legal staff to schedule the workshop.

**B. Appointment of La Porte County Redevelopment Commission legal counsel**

After some discussion, Dr. Vidya Kora motioned to retain Friedman & Associates, P.C. as legal counsel for the Redevelopment Commission. Terry Larson seconded the motion. The motion carried unanimously.

**OTHER BUSINESS**

Dr. Vidya Kora stated the workshop discussed previously regarding amending the TIF ordinances should occur soon so that an informative decision could be made. Mr. Randy Novak asked the other members if they should search for another area to create an additional TIF district. Legal Counsel Mr. Friedman stated he would research the possibility of another area and report back to the commission.

**ADJOURNMENT**

Dr. Vidya Kora motioned to adjourn the meeting at approximately 4:05PM. Terry Larson seconded the motion. The motion carried unanimously.