

LA PORTE COUNTY REDEVELOPMENT COMMISSION
MAY 24, 2017 4:00PM

The La Porte County Redevelopment Commission meeting was held on Wednesday, May 24, 2017 at 4:00pm (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 Terry Larson.

ROLL CALL

Joe Coar – Present

Dr. Vidya Kora – absent

Terry Larson – Present

Jeff Johnson – Present

Jim Arnold – Ex-Officio – Absent

Terry Garner – Absent

Randy Novak – Present

John Sullivan – Absent

APPROVAL OF THE AGENDA

Terry Larson motioned to approve the agenda. Jeff Johnson seconded the motion. The motion carried unanimously.

PUBLIC COMMENT

None

APPROVAL OF MINUTES

The April 26, 2017 minutes were reviewed. Terry Larson motioned to approve the minutes as presented. Jeff Johnson seconded the motion. The motion carried unanimously.

TREASURER'S REPORT

Randy Novak made a motion to defer all claims until the June meeting. Terry Larson seconded the motion. The motion carried unanimously. It was noted that the Treasurer's report would therefore, be the same as last month's report.

OLD BUSINESS

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

Mr. Karl Cender stated he did not have any further information to update since the April 26, 2017 Redevelopment Commission meeting regarding this issue and most likely will not until the Council and the Commission meet at a joint workshop in July.

NEW BUSINESS

A. Barnes & Thornburg- Michael Hardy- Agreement to Convey Interests in Rail Facilities

Mr. Hardy gave a summary of the Kingsbury Project's control history. This summary included events that led to the control of the Kingsbury project to be transferred to La Porte County. The Agreement to Convey Interests in Rail Facilities and the Declaration of Covenants and Restrictions was explained by Mr. Hardy. Furthermore, Mr. Hardy explained the importance of creating a Rail Committee which will (i) consists of 3 or more persons appointed by La Porte County as of January 1 of each year (ii) this Committee will oversee all development in the Kingsbury Project and (iii) La Porte County may delegate further responsibilities to the Committee including overseeing assessments. President Coar stated that he has chosen a list of names for the Rail Committee and he hopes to have the list approved tonight. Jeff Johnson asked what the procedure would be if a property owner, other than a Member of the Declaration, would want to run a spur to their property. Mr. Hardy stated that the procedure is located in the Declaration of Covenants and Restrictions.

B. Appointment of Rail Development Committee

President Coar listed the following names to be appointed to the Rail Development Committee: Russ Klosinski, Dale Clingerman, Jim Arnold, Randy Novak and Joe Coar. Jeff Johnson motioned to approve these five people to the Rail Committee. Randy Novak seconded the motion. The motion carried unanimously.

C. Authorize Legal Counsel to stay "of record" in NIPSCO infrastructure case regarding KIP-Shaw Friedman, Redevelopment Commission Counsel

Shaw Friedman stated NIPSCO has six (6) years remaining to invest \$3.5 million in electric infrastructure improvements in the Kingsbury Industrial Park as negotiated in the settlement. He also stated that while NIPSCO has made some improvements in the Kingsbury Industrial Park, Mr. Doug Biege, County Counsel, Mr. Johnson, and Mr. Friedman, recommended and agreed that the County should wait until there is specific project that can be identified at the park. Mr. Friedman thanked Jeff Johnson for his help in the case. Mr. Friedman also explained in order to preserve the \$3.5 million settlement, it is important to follow the developments of IURC Cause #44733; as well as staying actively engaged in the NIPSCO stakeholder meetings and case filing updates. It was also stated that any hours

would be billed monthly. Jeff Johnson motioned that Mr. Beall and Mr. Shaw Friedman should stay “of record” in the case and follow any developments of the case. Terry Larson seconded the motion. The motion carried unanimously.

D. Cender & Company – Karl Cender – TIF Basics and Procedure to expand TIF districts

Mr. Cender explained the Tax Increment Financing (TIF) basic procedures and purposes of TIF districts. Shaw Friedman pointed out that if the commission would like to initiate the consideration to expand the I-94/US 421 TIF and the KIP TIF that a motion should be made as such. Jeff Johnson made a motion to initiate the process of consideration to expand the I-94/US 421 TIF and the KIP TIF districts and to allow Mr. Cender and Mr. Phil Faccenda to work jointly on the matter. Randy Novak seconded the motion. The motion carried unanimously.

OTHER BUSINESS

NONE

MEETING CHANGE- It was decided that the next meeting should be moved to June 21, 2017 at 4pm due to conflicting schedules.

ADJOURN

Randy Novak motioned to adjourn the meeting at approximately 5:17pm. The motion was seconded by Terry Larson. The motion carried unanimously.