

LA PORTE COUNTY REDEVELOPMENT COMMISSION  
OCTOBER 25, 2017 4:00PM

The La Porte County Redevelopment Commission meeting was held on Wednesday, October 25, 2017 at 4:00pm (CDT) in the Assembly Room #3 of the La Porte Government Complex, 809 State Street, La Porte, IN 46350.

**CALL TO ORDER**

Meeting called to order by Joe Coar; President at 4:00 p.m.

**PLEDGE OF ALLEGIANCE**

Pledge of Allegiance was led by Jim Arnold

**ROLL CALL**

Joe Coar – Present  
Dr. Vidya Kora - Present  
Terry Larson – Present  
Jeff Johnson – Present  
Terry Garner – Absent  
Randy Novak – Present  
John Sullivan – Present  
Jim Arnold – Ex-Officio – Present

**APPROVAL OF THE AGENDA**

Dr. Vidya Kora motioned to approve the agenda as presented. Terry Larson seconded the motion. The motion carried unanimously.

**PUBLIC COMMENT**

None

**APPROVAL OF MINUTES**

Terry Larson motioned to approve the minutes as presented. Dr. Vidya Kora seconded the motion. The motion carried unanimously.

**TREASURER'S REPORT**

Mary Jane Thomas read the Treasurer's Report provided by the Auditor's Department. The KIP TIF Fund Balance as of October 25, 2017 is \$182,735.78. It was stated that the report with the remaining TIF fund balances would be provided in November. Dr. Vidya Kora motioned to approve the Treasurer's report as presented. John Sullivan seconded the motion. The motion carried unanimously.

## **CLAIMS**

**A. Consideration of payment for Barnes & Thornburg, LLP; \$1,377.00 and \$5,392.50 for legal service, KIP TIF :**

Dr. Vidya Kora motioned to approve a payment to Barnes & Thornburg, LLP in the amount of \$1,377.00 and \$5,392.50 for legal services. Terry Larson seconded the motion. The motion carried unanimously.

**B. Consideration of payment for Friedman & Associates; \$1,500.00 for legal services, KIP TIF :**

Terry Larson motioned to approve a payment to Friedman & Associates in the amount of \$1,500.00 for legal services. Dr. Vidya Kora seconded the motion. The motion carried unanimously.

**C. Consideration of payment for Cender & Company; \$2,897.45 for financial advisory services, KIP TIF :**

Dr. Vidya Kora motioned to approve a payment to Cender & Company in the amount of \$2,897.45 for financial advisory services. Randy Novak seconded the motion. The motion carried unanimously.

**D. Consideration of payment for Dale Clingerman; \$185.00 for engineering services, KIP TIF :**

Terry Larson motioned to approve a payment to Dale Clingerman in the amount of \$185.00 for engineering services. Dr. Vidya Kora seconded the motion. The motion carried unanimously.

**E. Consideration of payment for Holladay Properties for development services; \$12,000.00 for September and October- KIP TIF:**

Dr. Vidya Kora motioned to approve a payment to Holladay Properties in the amount of \$12,000.00 for development services. Terry Larson seconded the motion. The motion carried unanimously.

## **OLD BUSINESS**

**A. Construction Rail Planning Committee Report**

President Coar reported that the Construction Rail Planning Committee and Sub-Committee have been drafting a switch and maintenance agreement along with Attorneys Mike Harding and Shaw Friedman. He also stated that a few applications and fees have been received although additional information is needed to make informed decisions. The committee hopes to collaborate with the developers and owners to agree upon feasible solutions for all parties. He stated he believes all members would like to see all presented plans come to fruition.

**B. Consideration of TIF expansions – Cender & Company**

Mr. Karl Cender presented timelines for amending the I-94/U.S. Route 421 Economic Development Plan/Area and the Kingsbury Industrial Park Economic Development Plan/Area. Mr. Cender asked for consideration to approve and proceed in the amendment of the two TIF areas and plans. Discussion ensued. Dr. Vidya Kora motioned for Cender & Company to prepare the amended plans for the two TIF areas. Randy Novak seconded the motion. The motion carried unanimously.

Mr. Cender also presented an Addendum No. 1 to the Redevelopment Commission's contract with Cender & Company for continued and additional financial advisory services in an amount of \$4,500.00 and \$15,000.00 for the preparation of the aforementioned amended plans of the I-94/U.S. Route 421 and KIP TIF areas. Dr. Vidya Kora motioned to approve the Addendum No. 1 and agreement for TIF expansions, as presented. Randy Novak seconded the motion. The motion carried unanimously.

**C. KIP RDC Parcel**

Mike Micka, Holladay Properties, and Mary Jane Thomas requested approval for an Environmental Phase 1, Phase 2, and Asbestos Survey to be completed on KIP Parcel ID #461504400014000066 located at 3<sup>rd</sup> Line Road in Kingsbury Industrial Park owned by the Redevelopment Commission. Discussion ensued. Dr. Vidya Kora motioned to approve an amount not to exceed \$15,000.00 for an Environmental Phase 1, Phase 2, and Asbestos Survey on the property in KIP and to authorize President Coar to negotiate such proposals. John Sullivan seconded the motion. The motion carried unanimously.

**NEW BUSINESS**

**A. 300 N/US 421 Project Presentation: Tony Vendramini**

Mr. Tony Vendramini and Mr. Lyons representing Route 421 Partners, LLC stated they are currently under contract with Waste Management to purchase the southwest quadrant of U.S. Route 421 and I-94 which is expected to close within a few weeks. Mr. Lyons stated interest in the potential development has consisted of hotels, a national franchise restaurant and auto dealers. He further explained the availability of water and sewer services to the property is a concern of the interested parties. Route 421 Partners, LLC is willing to contribute \$100,000.00 towards the installation of the water and sewer services. President Coar asked Mr. Lyons how much the land improvements would amount to. Mr. Lyons stated land improvements could potentially be \$10 million to \$26 million. President Coar requested that Mr. Vendramini and Mr. Lyons attend next month's meeting with further information. Mr. Lyons stated they would attend and present two potential plans for the development to the Commission. Dr. Vidya Kora praised Waste Management as it appears they took great care of the previous dump site. Attorney Shaw Friedman assured the Redevelopment Commission that the County Council and County Commissioners support such agreements as previously declared.

**OTHER BUSINESS**

Attorney Friedman stated he would not be able to attend the Construction Rail Planning Committee meeting scheduled for 5pm but would like to thank all the members of the Committee and Sub-Committee for their hard work recently. In addition, Dr. Vidya Kora thanked them for their hard work on behalf of the Redevelopment Commission. President Coar also thanked the Sub-Committee members, Attorneys Mike Harding and Shaw Friedman for their assistance creating the agreements. He stated there will be financial and insurance issues to settle in the coming weeks and will need further assistance.

**NEXT MEETING**

President Coar announced that a Construction Rail Planning Sub-Committee meeting will be scheduled for November 29, 2017 at 3pm followed by a Construction Rail Planning Committee meeting at 3:30pm to finalize the Rail Switcher and Rail Maintenance agreements and to forward a recommendation to adopt the agreements to the Redevelopment Commission.

**ADJOURNMENT**

Dr. Vidya Kora motioned to adjourn the meeting at 4:31 p.m. Randy Novak seconded the motion. The motion carried unanimously.