

LA PORTE COUNTY REDEVELOPMENT COMMISSION  
NOVEMBER 29, 2017 4:00PM

The La Porte County Redevelopment Commission meeting was held on Wednesday, November 29, 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 Terry Larson

**ROLL CALL**

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

**APPROVAL OF THE AGENDA**

Randy Novak motioned to approve the agenda as presented. Jeff Johnson seconded the motion. The motion carried unanimously.

**PUBLIC COMMENT**

None

**APPROVAL OF MINUTES**

Terry Larson motioned to approve the minutes as presented. Jeff Johnson seconded the motion. The motion carried unanimously.

**TREASURER'S REPORT**

President Coar asked Attorney Friedman and Mr. Cender's assistance in acquiring the financials for the TIF funds. Both agreed they would do so. Attorney Friedman mentioned the Auditor's office is currently shorthanded.

**CLAIMS**

**A. Consideration of payment for Barnes & Thornburg, LLP; \$3,065.00 for legal service, KIP TIF - RDC Counsel**

Randy Novak motioned to approve a payment to Barnes & Thornburg in the amount of \$3,065.00 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 retainer, KIP TIF – Office of Economic Development**

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

**C. Consideration of payment for Friedman & Associates; \$1,698.00 (October) and \$187.50 (November) for litigation legal services, KIP TIF – Office of Economic Development**

Terry Larson motioned to approve a payment to Friedman & Associates in the amounts of \$1,698.00 and \$187.50 for litigation legal services. Randy Novak seconded the motion. The motion carried unanimously.

**D. Consideration of payment for Cender & Company; \$477.45 for financial advisory services, KIP TIF - Office of Economic Development**

Randy Novak motioned to approve a payment to Cender & Company in the amount of \$477.45 for financial advisory services. Terry Larson seconded the motion. The motion carried unanimously.

**E. Consideration of payment for Holladay Properties; \$6,000.00 (November) for pre-development services, KIP TIF – Office of Economic Development**

Randy Novak motioned to approve a payment to Holladay Properties in the amount of \$6,000.00 for pre-development services. Terry Larson seconded the motion. The motion carried unanimously.

**OLD BUSINESS**

**A. Hupp Road Update - Brad Adamsky**

Brad Adamsky was absent from the meeting. President Coar gave an update that was given at the Rail Committee meeting that was held prior to the Redevelopment Commission meeting. He stated that all Hupp Road right of way easements needed should be completed by the end of the year.

**B. Construction Rail Planning Committee Report**

Mike Seitz stated the Rail Planning Committee has created and approved a final draft of a Switching Request for Proposal and a Track Maintenance Request for Proposal. He added that the Rail Committee is seeking the Redevelopment Commission's approval of both drafts.

**C. TIF Expansions Update; Office of Economic Development - Mike Seitz**

Mike Seitz provided an update of the possibility of extending sewer services to various businesses at I94 and Hwy 421 including the Waste Management property. Attorney Friedman requested the Redevelopment Commission provide direction on whether to include the Waste Management property in the proposed project. He also stated that Mitch Bishop: County Planner and Jay Sullivan County Engineer are currently working on the plans for the project. Mike Seitz mentioned that a meeting with Waste Management is scheduled for next week. Randy Novak suggested that the Michigan City Sanitary District be contacted for their input on the matter. Discussion ensued. President Coar stated he would contact the Michigan City Sanitary District and hopefully meet with them prior to the Waste Management meeting next week. He also stated that Mitch Bishop

should be invited to next month's Redevelopment Commission meeting to provide an update on the project plans.

**D. KIP Update; Holladay Properties - Mike Micka**

Mike Micka, Holladay Properties, provided an update on Holladay Properties recent activities regarding the Kingsbury Industrial Park. He stated he has met with two investors potentially interested in infrastructure at the park. He also spoke to CN Railroad recently to gather their vision for connectivity in the park. Also, he spoke to the potential buyer for the Redevelopment Commission parcel and he received a much higher quote for a Pre-Demolition evaluation of the building than expected. Therefore, he is contacting the buyer to assess exactly what the buyer will expect from any evaluations to follow through with the purchase. He also met with the Indiana Economic Development Corporation (IEDC) to gather their perspective of the Kingsbury Industrial Park and any issues the IEDC has experienced when showing the Industrial Park to potential purchasers. Mr. Micka requested assistance in developing a sign to be installed at Kingsbury Industrial Park which will have Holladay Property's contact information visible in the park. It was stated the sign should be worded so that it does not cause confusion with the other realtor signs on property and ownership of the property.

**NEW BUSINESS**

**A. Final Approval – KIP Switching RFP; Authorization to Solicit Bids**

Randy Novak motioned to approve the KIP Switching RFQ and Authorization to Solicit Bids. Jeff Johnson seconded the motion. The motion passed unanimously.

**B. Final Approval – KIP Track Maintenance RFP; Authorization to Solicit Bids**

Randy Novak motioned to approve the KIP Track Maintenance RFQ and Authorization to Solicit Bids. Terry Larson seconded the motion. The motion passed unanimously.

**OTHER BUSINESS**

President Coar asked Mr. Cender, Cender & Company, for assistance with the financial aspect of expanding the sewer services at I94 and US 421. After assessing the interest in connecting to the sewer line in the area, Mr. Cender will provide the Redevelopment Commission with financial possibilities including revenue bonds and connection charges. Mr. Cender explained that Attorney Shaw Friedman, Mary Jane Thomas, Mike Seitz and Mitch Bishop have been collaborating on this issue and will soon be creating a formal letter to area property owners.

**ADJOURNMENT**

Randy Novak motioned to adjourn. Terry Larson seconded the motion. The motion carried unanimously. The meeting ended at 4:26 p.m.