

LA PORTE COUNTY REDEVELOPMENT COMMISSION
FEBUARY 14, 2018 4:00PM

The La Porte County Redevelopment Commission Special meeting was held on Wednesday, February 14, 2018 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 4:00 p.m.

PLEDGE OF ALLEGIANCE

Pledge of Allegiance was led by Jeff Johnson

ROLL CALL

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

APPROVAL OF THE AGENDA

President Coar announced an addition to the agenda under New Business as “*E. Authorize Engaging Bond Counsel for 194/421 Project*”. Vidya Kora motioned to approve the agenda as amended. Randy Novak seconded the motion. The motion carried unanimously.

ELECTION OF OFFICERS

President – Dr. Vidya Kora motioned to re-elect Joe Coar as President of the Commission. Randy Novak seconded the motion. The motion carried unanimously.

Vice President – Dr. Vidya Kora motioned to re-elect Jeff Johnson as Vice President of the Commission. Randy Novak seconded the motion. The motion carried unanimously.

Secretary – Dr. Vidya Kora motioned to re-elect Randy Novak as Secretary of the Commission. Jeff Johnson seconded the motion. The motion carried unanimously.

Dr. Vidya Kora motioned to appoint the Auditor of La Porte County, Joie Winski, as Treasurer of the Commission. Randy Novak seconded the motion. The motion carried unanimously.

PUBLIC COMMENT

La Porte County Commissioner Richard Mrozinski invited all Commission Members to a breakfast NIPSCO will be holding on Monday, February 26, 2018, 8am, at Portifino's. During the breakfast, NIPSCO is expected to announce infrastructure improvements planned for the Kingsbury Industrial Park. He noted the planned improvements is exciting news. All property owners that may be affected are invited to attend.

APPROVAL OF MINUTES

Dr. Vidya Kora motioned to approve the November 29, 2017 meeting minutes as presented. Jeff Johnson seconded the motion. The motion carried unanimously.

TREASURER'S REPORT

The Treasurer's Report was read as follows:

- KIP AA Fund balance as of 12/31/17 - \$151,720.87
- US421 AA#1 Fund balance as of 12/31/17 - \$450,949.28
- US421 AA#2 (IU Holladay) Fund balance as of 12/31/17 - \$334,593.29
- 39 North AA Fund balance as of 12/31/17 - \$11,315.45

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; \$4,456.50, \$357.00, and \$281.00 for legal services, KIP TIF - RDC Counsel

Terry Larson motioned to approve a payment to Barnes & Thornburg in the amounts of \$4,456.50, \$357.00 and \$281.00 for legal services. Dr. Vidya Kora seconded the motion. The motion carried unanimously.

B. Consideration of payment for Friedman & Associates; \$4,500.00 December '17, January '18 and February '18 legal services retainer, KIP TIF – Office of Economic Development

Dr. Vidya Kora motioned to approve a payment to Friedman & Associates in the amount of \$4,500.00 for December 2017 (\$1,500.00), January 2018 (\$1,500.00) and February 2018(\$1,500.00) monthly retainer fee for legal services. Terry Larson seconded the motion. The motion carried unanimously.

C. Consideration of payment for Friedman & Associates; \$250.50 November/December for legal services litigation, KIP TIF – Office of Economic Development

Dr. Vidya Kora motioned to approve a payment to Friedman & Associates in the amounts of \$250.50 for litigation legal services. Terry Larson seconded the motion. The motion carried unanimously.

D. Consideration of payment for Cender & Company; \$1,687.45, \$3,782.80 and \$550.00 for financial advisory services, KIP TIF - Office of Economic Development

Dr. Vidya Kora motioned to approve a payment to Cender & Company in the amounts of \$1,687.45, \$3,782.80 and \$550.00 for financial advisory services. Terry Larson seconded the motion. The motion carried unanimously.

E. Consideration of payment for Holladay Properties; \$18,000.00 for December '17, January '18 and February '18 for KIP pre-development services, KIP TIF – Office of Economic Development

Randy Novak motioned to approve a payment to Holladay Properties in the amount of \$18,000.00 for pre-development services for December 2018 (\$6,000.00), January 2018 (\$6,000.00) and February 2018 (\$6,000.00). Dr. Vidya Kora seconded the motion. The motion carried unanimously.

F. Consideration of payment for Herald – Argus \$15.28 and \$14.74 RDC claims and allowances legal publication fee KIP TIF – Office of Economic Development

Dr. Vidya Kora motioned to approve a payment to Herald-Argus in the amounts of \$15.28 and \$14.74 for publication services. Randy Novak seconded the motion. The motion carried unanimously.

OLD BUSINESS

A. 421/94 Project Presentation – Tony Vendramin

Mr. Vendramin presented plans for a new complex to be constructed at Hwy 421 and I94. He asked the Commission for a commitment to assist with the cost of providing water and sewer services to this complex. Attorney Friedman stated that the Commission's approval and Authorization to Engage Bond Counsel for the water and sewer infrastructure should be recognized as a commitment from the Commission.

B. TIF Expansions Update – Cender & Company; Karl Cender

Mr. Karl Cender provided an update of the timeline for the TIF Expansions. Mr. Cender also presented the Proposed Tax Increment Analysis and Schedules for the U.S. 421 Water and Sewer Project Development. He stated the estimates provided by Mitch Bishop, County Planner, were \$2,254,359.00 for the sewer and \$1,586,610.00 for the water infrastructure projects. The services will be provided by the City of Michigan City. He further stated that once the Bond Counsel is engaged, a time table will be provided for the project.

C. KIP Update – Holladay Properties; Mike Micka

President Coar stated an update was provided earlier.

D. Construction Rail Planning Committee Report – Russ Klosinski

President Coar stated a report will be provided at the next meeting.

NEW BUSINESS

A. Cender & Company 2018 Contract

Dr. Vidya Kora motioned to approve the 2018 Cender & Company contract in an amount of \$20,000.00. Randy Novak seconded the motion. The motion passed unanimously.

B. 2018 TIF Budgets

Mr. Karl Cender presented an update on the 2018 TIF Budgets. He stated the various charges for services, such as legal services, are pro-rated between the different TIF

Allocation Areas. He asked the Commission to review the budgets and provide any feedback prior to the next meeting.

C. 2018 Meeting Schedules

Dr. Vidya Kora motioned to approve the 2018 meeting schedule as presented. Terry Larson seconded the motion. The motion carried unanimously.

D. Authorization for RDC Legal Counsel and Keith Beall to enter an appearance at TSDIC NIPSCO proceedings

Vice President Jeff Johnson asked for clarification of the legal services to be provided at the TSDIC NIPSCO proceedings. After some discussion, Dr. Vidya Kora motioned to approve for RDC Legal Counsel Attorney Shaw Friedman and Keith Beall to appear at the TSDIC NIPSCO proceedings. Randy Novak seconded the motion. The motion carried unanimously.

E. Authorization to engage Bond Counsel for I94/US421 Project

Dr. Vidya Kora motioned to approve Ice Miller as Bond Counsel for the I94/US421 Project. Randy Novak seconded the motion. The motion carried unanimously.

OTHER BUSINESS

None

ADJOURNMENT

Dr. Vidya Kora motioned to adjourn the meeting. Terry Larson seconded the motion. The motion carried unanimously. The meeting ended at 4:44 p.m.