

LA PORTE COUNTY REDEVELOPMENT COMMISSION MEETING MINUTES  
MARCH 28, 2018 4:00PM

The La Porte County Redevelopment Commission meeting was held on Wednesday, March 28, 2018 at 4:00pm (CDT) in the Assembly Room #3 of the La Porte County 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 - Present  
Terry Larson – Present  
Jeff Johnson – Absent  
Terry Garner – Present  
Randy Novak – Present  
Michael Mollenhauer – Present  
Jim Arnold – Ex-Officio – Absent

**APPROVAL OF THE AGENDA**

President Coar announced Item E will be removed from the agenda. Randy Novak motioned to approve the agenda as amended. Terry Larson seconded the motion. The motion carried unanimously.

**PUBLIC COMMENT**

Dennis Metheny, 6757 W. 450 N., Michigan City, Indiana, asked why Item E was removed from the agenda. President Coar clarified the Herald-Argus Claim Item E was removed as it was not advertised as required. No other public comment was heard.

**APPROVAL OF MINUTES**

Dr. Vidya Kora motioned to approve the February 14, 2018 Executive Session meeting minutes as presented. Terry Larson seconded the motion. The motion carried unanimously. Dr. Vidya Kora motioned to approve the February 14, 2018 regular meeting minutes as presented. Randy Novak 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 - \$95,845.00
- US421 AA#1 Fund balance - \$450,949.28
- US421 AA#2 (IU Holladay) Fund balance – to be provided at a later date
- 39 North AA Fund balance - \$11,312.45

Randy Novak 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-\$8,926.40 for legal services-KIP TIF- RDC Counsel**

Terry Larson motioned to approve a payment to Barnes & Thornburg in the amount of \$8,926.40 for legal services. Dr. Vidya Kora seconded the motion. The motion carried unanimously.

**B. Consideration of payment for Friedman & Associates; \$1,500.00 for March '18 retainer-KIP TIF- Office of Economic Development**

Dr. Vidya Kora motioned to approve a payment to Friedman & Associates in the amount of \$1,500.00 for the March 2018 monthly retainer fee for legal services. Randy Novak seconded the motion. The motion carried unanimously.

**C. Consideration of payment for Cender & Company, \$5,554.50 financial advisory services, KIP TIF- Office of Economic Development**

Dr. Vidya Kora motioned to approve a payment to Cender & Company in the amount of \$5,554.50 for financial advisory services. Terry Larson seconded the motion. The motion carried unanimously.

**D. Consideration of payment for Holladay Properties, \$6,000.00 for March '18 for KIP pre-development services- 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. Dr. Vidya Kora seconded the motion. The motion carried unanimously.

### **OLD BUSINESS**

**A. KIP Update- Holladay Properties-Mike Micka**

President Coar announced Mike Micka was unable to attend the meeting. President Coar stated the Kingsbury Industrial Park could have some very exciting news to share hopefully at next month's meeting. He also stated Mr. Micka has spoken to property owners in the park regarding new construction and the sale of property in the park.

**B. Construction Rail Planning Committee Report – Russ Klosinski**

Russ Klosinski gave a brief update on the Rail Committee and Sub-Committee. He also stated track inspection proposals were received by the Rail Sub-Committee and the Rail Committee approved and recommended Rail Works to perform the inspection at a cost of \$3,500.

President Coar thanked the Rail Sub-Committee for their dedication and mentioned Jim Thompson's experience in the rail business was invaluable.

### **NEW BUSINESS**

**A. 421/94 TIF Expansion and Project**

- 1. Consideration of an engagement letter from IceMiller for bond counsel legal services for the Route 421/94 TIF project, hourly fee range \$340.00 - \$645.00 – Shaw Friedman; RDC Attorney**



Attorney Shaw Friedman explained that he recommended IceMiller as bond counsel for the Route 421/94 Project. IceMiller Bond Counsel Patricia Zelmer was present and explained the scope of work that will be provided for the project. Bond Counsel Patricia Zelmer also stated a "not to exceed amount" will be provided to the Redevelopment Commission as soon as more information is received on the project. Dr. Vidya Kora motioned to approve the engagement letter from IceMiller for bond counsel legal services for the Route 421/94 TIF Project with an hourly fee range of \$340-\$645, as presented. Terry Larson seconded the motion. The motion carried unanimously.

2. **Consideration of an engagement letter from Cender & Company for financial advisory services for the Route 421/94 TIF project- \$34,000.00, plus out of pocket expenses – Office of Economic Development**

Terry Larson motioned to approve the engagement letter from Cender & Company for financial advisory services for the Route 421/94 TIF Project in the amount of \$34,000.00, plus out of pocket expenses, as presented. Dr. Vidya Kora seconded the motion. The motion carried unanimously.

3. **Consideration of a Resolution of the La Porte County Redevelopment Commission Approving An Amendment to a Declaratory Resolution That Established And Designated The I-94/U.S. Route 421 Economic Development Area; Approved the Economic Development Plan For The I-94/U.S. Route 421 Economic Development Area And Designated The I-94/ U.S Route 421 Allocation Area; Expanding The Existing Economic Development Area And Said Allocation Area And Related Matters-Patricia Zelmer, Bond Counsel, IceMiller**

IceMiller Attorney Patricia Zelmer explained the purpose of amending the Resolutions that established and designated the I-94/U.S. Route 421 Economic Development and Allocation Area. Dr. Vidya Kora motioned to approve the Resolution of the La Porte County Redevelopment Commission Approving An Amendment to a Declaratory Resolution That Established And Designated The I-94/U.S. Route 421 Economic Development Area, as presented. Terry Larson seconded the motion. The motion carried unanimously.

4. **Consideration of a proposal from the Antero Group for Quality Assurance/Quality Control to review County Highway Engineer Route 421 Sewer design- \$8,500.00 421 TIF AA1 – Mitch Bishop: County Planner**

County Planner Mitch Bishop explained the purpose of the Quality Assurance/Quality Control services for the Route 421 Sewer Design would be to review the County Highway Engineer's Route 421 Sewer Design. Dr. Vidya Kora motioned to approve the proposal from the Antero Group for Quality Assurance/Quality Control in the amount of \$8,500.00, as presented. Terry Larson seconded the motion. The motion carried unanimously.

5. **Consideration of a proposal from RQAW for Route 421 water extension design-\$210,000.00 421 TIF AA 1- Mitch Bishop; County Planner**

County Planner Mitch Bishop explained that RQAW is a local company and can provide the water extension design for the Route 421 project. Dr. Vidya Kora motioned to approve the proposal from RQAW for the Route 421 water



extension design in the amount of \$210,000.00, as presented. Terry Larson seconded the motion. The motion carried unanimously.

6. **Consideration of a proposal from Weaver Consultant Group for geotechnical/temporary/permanent easement acquisition-\$240,000.00-421 TIF AA 1-Mitch Bishop; County Planner**

County Planner Mitch Bishop explained that the Weaver Consultant Group can provide the geotechnical and temporary/permanent easement acquisitions for the Route 421 Project. Dr. Vidya Kora motioned to approve the proposal from Weaver Consultant Group for the geotechnical and temporary/permanent easement acquisitions for the Route 421 Project in the amount of \$240,000.00, as presented. Michael Mollenhauer seconded the motion. The motion carried unanimously.

7. **Consideration of a proposal from H.W. Lochner, Inc., for construction engineering services \$241,500.00-421 TIF AA 1-Mitch Bishop-County Planner**

County Planner Mitch Bishop explained that a proposal was received by H.W. Lochner, Inc. for construction engineering services which includes daily on-site management of the project. John Smith, Project Manager for Lochner, Inc., was present at the meeting and reiterated that Lochner, Inc. would oversee the project. Terry Larson motioned to approve the proposal from H.W. Lochner, Inc. for construction engineering services in the amount of \$241,500.00, as presented. Randy Novak seconded the motion. The motion carried unanimously. Attorney Shaw Friedman added that the Lochner, Inc. proposal was reviewed by the County Attorney and Attorney Bill Hedge instead of Friedman & Associates due to previous services performed for Lochner, Inc. by Attorney Friedman.

B. **Consideration of a proposal from Butler Fairman & Seufert, Inc, for matching funds for KIP Wayfinding signage right – of – way services \$15,394.00 KIP TIF– Mitch Bishop; County Planner**

County Planner Mitch Bishop explained the proposal from Butler Fairman & Seufert, Inc for matching funds for the KIP Wayfinding signage right-of-way services. Randy Novak motioned to approve the proposal from Butler Fairman & Seufert, Inc. for matching funds for KIP Wayfinding signage right-of-way services in the amount not to exceed \$15,394.00, as presented. Dr. Vidya Kora seconded the motion. The motion carried unanimously.

C. **Report of the LaPorte County Redevelopment Commission for Fiscal Year Ending December 31, 2017 – Karl Cender; Cender & Company**

Mr. Karl Cender explained the purpose of the Report of the La Porte County Redevelopment Commission for Fiscal Year Ending December 31, 2017 which is required by State Statute and will be uploaded to Indiana Gateway Website. Dr. Vidya Kora motioned to approve the La Porte County Redevelopment Commission Report for Fiscal Year Ending December 31, 2017 as presented. Terry Larson seconded the motion. The motion carried unanimously.

D. **Consideration of Construction Rail Planning Committee recommendation for Railcar and or Container Storage Tariff, Naming, Storage Rules and Charges Applying at Station on the Kingsbury Industrial Park Spur- Michael Seitz, OED Coordinator**

Dr. Vidya Kora motioned to approve the Railcar and/or Container Storage Tariff Storage Rules and Charges for the Kingsbury Industrial Park Spur as presented. Randy Novak seconded the motion. The motion carried unanimously.

**E. Consideration of proposal from Rail Works for track inspection \$3,500.00 KIP TIF-Michael Seitz-OED Coordinator**

Dr. Vidya Kora motioned to approve the proposal from Rail Works for the county owned rail track inspection in the Kingsbury Industrial Park, as presented. Randy Novak seconded the motion. The motion carried unanimously.

Attorney Friedman and President Coar added that all proposals approved tonight were acquired through the "Request for Proposal" Indiana Code statutes.

**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 4:36 p.m.