

LA PORTE COUNTY REDEVELOPMENT COMMISSION MEETING MINUTES

April 25, 2018

The La Porte County Redevelopment Commission meeting was held on Wednesday, April 25, 2018 at 4:35pm (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 4:35 P.M.

PLEDGE OF ALLEGIANCE

Pledge of Allegiance was led by Randy Novak

ROLL CALL

Joe Coar – Present

Dr. Vidya Kora - Present

Terry Larson – Absent

Jeff Johnson – Absent

Terry Garner – Absent

Randy Novak – Present

Michael Mollenhauer – Present

Rhonda Spence – Ex-Officio – Present

APPROVAL OF THE AGENDA

President Coar introduced and welcomed School Board appointment Rhonda Spence to the RDC. Randy Novak motioned to approve the agenda as amended. Mike Mollenhauer seconded the motion. The motion carried unanimously.

PUBLIC COMMENT

No public comment was heard.

APPROVAL OF MINUTES

Randy Novak motioned to approve the March 25, 2018 minutes as presented. Mike Mollenhauer seconded the motion. The motion carried unanimously.

TREASURER'S REPORT

The Treasurer's Report was read as follows:

- KIP AA Fund balance - \$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. Mike Mollenhauer seconded the motion. The motion carried unanimously.

CLAIMS

A. Consideration of payment for Friedman & Associates; \$1,500.00 for April '18 retainer and \$138.00 for litigation services - 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 April 2018 monthly retainer fee for legal services and \$138.00 for litigation services. Mike Mollenhauer seconded the motion. The motion carried unanimously.

B. Consideration of payment for Cender & Company for \$3,395.30; financial advisory services - KIP TIF – Office of Economic Development

Mike Mollenhauer motioned to approve a payment to Cender & Company in the amount of \$3,395.30 for financial advisory services. Dr. Vidya Kora seconded the motion. The motion carried unanimously.

C. Consideration of payment for William Hedge Attorney at Law for \$87.50 for legal services – 421 TIF AA #1 – RDC Attorney

Dr. Kora motioned to approve a payment to William Hedge Attorney in the amount of \$87.50 for legal services. Randy Novak seconded the motion. The motion carried unanimously.

D. Consideration of payment for Holladay Properties, \$6,000.00 for April '18 for KIP pre-development services – KIP TIF - Office of Economic Development

Dr. Kora motioned to approve a payment to Holladay Properties in the amount of \$6,000.00 for April '18 pre-development services. Randy Novak seconded the motion. The motion carried unanimously.

E. Consideration of payment for Herald - Argus for \$15.96 RDC claims and allowances legal publication fee - KIP TIF - Office of Economic Development

Randy Novak motioned to approve a payment to Herald-Argus in the amount of \$15.96 for legal publication of the RDC claims and allowances. Dr. Vidya Kora seconded the motion. The motion carried unanimously.

OLD BUSINESS

A. KIP Update- Holladay Properties-Mike Micka

Mike Mika indicated that we now have approximately 300 acres for sale in KIP. We are in the process of matching potential leads with potential property owners/sellers. Mike also is working with the property owners to insure that all the environmental paperwork and other property due diligence is completed. Mr. Coar asked Mr. Seitz to explain the AmeriPLEX Project in Portage to the RDC.

B. Construction Rail Planning Committee Report – Mike Seitz

Mike Seitz gave a brief update on the Rail Committee and Sub-Committee. He stated track inspection proposals, switcher agreement, and a tariff agreement were completed by the Rail Sub-Committee with the Rail Committee and RDC approval. Mr. Coar thanked the Rail Sub-Committee for their dedication and mentioned Jim Thompson's experience in the rail business was invaluable. The Rail Sub-Committee and the Construction Rail Planning Committee is in recess until future projects and development are received.

C. 421 TIF Expansion Update

The project is moving forward as scheduled on the timetable. Next month we will present the amended plan for the area to the Plan Commission for their approval. We are working with the surveyor to insure the survey is complete for the designers to begin their work on the water and sewer lines. Randy Novak asked if the Regional Sewer District was involved in the project versus Michigan City Sanitation. Attorney Friedman and Commissioner Rich Mrozinski stated that at this time the Regional Sewer District is not involved. Dr. Vidya Kora also stated that additional involvement would possibly add additional fees to the residents.

NEW BUSINESS

A. Consideration of a Cardno Proposal for Kingsbury Industrial Park Section 401 Water Quality Certification Reporting – Greg Quartucci: Cardno

President Coar explained that Cardno will provide the required Section 401 Water Quality Certification wetland reporting for the wetlands recently acquired county-owned tracks in the Kingsbury Industrial Park. Dr. Vidya Kora motioned to approve a proposal with Cardno in the amount of \$4,200.00 for the Section 401 Wetland Reporting for the Kingsbury Industrial Park track wetlands. Mike Mollenhauer seconded the motion. The motion carried unanimously.

B. Consideration of a Resolution of the La Porte County Redevelopment Commission Concerning the 2018 Budget Year Determination for Tax Increment for the La Porte County Redevelopment Commission Allocations Areas – Cender & Company

Mr. Cender explained that this is an annual resolution that determines the Tax Increment for the four Allocation Areas are needed for the 2018 Budget Year. He also stated that by approval of the resolution, President Coar will be submitting this determination to the County Auditor. Mr. Randy Novak motioned to approve the Resolution of Determination for Tax Increment for the La Porte County Redevelopment Commission Allocation Areas. Dr. Vidya Kora seconded the motion. The motion carried unanimously.

OTHER BUSINESS

None

ADJOURNMENT

Dr. Vidya Kora motioned to adjourn the meeting. Randy Novak seconded the motion. The motion carried unanimously. The meeting ended at 4:54 p.m.