

LA PORTE COUNTY REDEVELOPMENT COMMISSION MEETING MINUTES  
JUNE 27, 2018

The La Porte County Redevelopment Commission meeting was held on Wednesday, June 27, 2018 at 4:00 P.M. (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 Jeff Johnson

**ROLL CALL**

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

**APPROVAL OF THE AGENDA**

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

**PUBLIC COMMENT**

Marvin Novak 8991 W. 300 N. La Porte, IN – Mr. Novak questioned if a house could be built with a variance on the property proposed to be rezoned and asked if there is a prospective buyer for the property to be rezoned. Mr. Novak was informed the Redevelopment Commission does not have jurisdiction in the matter described. Mr. Novak was referred to the La Porte County Building Commission. No further public comment was heard.

**APPROVAL OF MINUTES**

Dr. Vidya Kora motioned to approve the June 6, 2018 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 - \$68,434.01
- US421 AA#1 Fund balance - \$425,924.58
- US421 AA#2 (IU Holladay) Fund balance - to be provided at a later date
- 39 North AA Fund balance - \$11,315.45

Randy Novak motioned to approve the Treasurer's Report as presented. Dr. Vidya Kora seconded the motion. The motion carried unanimously.

### **CLAIMS**

**A. Consideration of payment for Friedman & Associates; \$1,500.00 for June '18 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 June '18 monthly retainer fee for legal services. Michael Mollenhauer seconded the motion. The motion carried unanimously.

**B. Consideration of payment \$214.50 Thomas & Associates professional services KIP TIF - Office of Economic Development**

Randy Novak motioned to approve a payment to Thomas & Associates in the amount of \$214.50 for professional services. Dr. Vidya Kora seconded the motion. The motion carried unanimously.

**C. Consideration of payment for Cender & Company, \$1,324.05 financial advisory services, 1-94/421Project TIF- Office of Economic Development**

Michael Mollenhauer motioned to approve a payment to Cender & Company in the amount of \$1,324.05 for financial advisory services. Dr. Vidya Kora seconded the motion. The motion carried unanimously.

**D. Consideration of payment \$214.50 Thomas & Associates professional services, 1-94/421Project TIF - Office of Economic Development**

Randy Novak motioned to approve a payment to Thomas & Associates in the amount of \$214.50 for professional services. Dr. Vidya Kora seconded the motion. The motion carried unanimously.

**E. Consideration of payment for \$6,000.00 Holladay Properties for June '18 for KIP pre-development services- KIP TIF- Office of Economic Development**

Terry Larson 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.

**F. Consideration of payment \$17.06 for Herald -Argus 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 \$17.06 for legal publication. Dr. Vidya Kora seconded the motion. The motion carried unanimously.

**G. Consideration of retroactive payment \$21,000.00 for RQAW professional engineering services, 1-94/ 421 TIF-RDC Legal Counsel**

Dr. Vidya Kora motioned to approve a retroactive payment to RQAW in the amount of \$21,000.00 for professional engineering services. Randy Novak seconded the motion. The motion carried unanimously.

### **OLD BUSINESS**

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

President Coar stated Mr. Micka was unable to attend.

**B. Construction Rail Planning Committee - No report**

**C. 421 TIF Project Update- Doug Biege, Legal Counsel**

Legal Counsel Doug Biege gave an update on the 421 TIF Project which will provide water and sewer services to the expanded area. He explained that the La Porte County Planning Commission and County Commissioners have previously approved the resolution to be considered now by the Commission. Bond Counsel Patty Zelmer added that a public hearing is required prior to the adoption of the resolution.

**NEW BUSINESS**

**A. Public hearing on 1-94/421TIF Amending Declaratory Resolution: Report on Economic and Tax Impact Analysis - Cender & Company/Doug Biege**

President Coar motioned to open the public hearing on the Amending Declaratory Resolution for the I94/421 TIF. Randy Novak seconded the motion. The motion carried unanimously.

**Public Hearing Comments**

Marvin Novak 8991 W. 300 N., La Porte, IN – Mr. Novak questioned the location of the proposed water and sewer lines and would septic owners be required to connect to the new sewer lines. President Coar explained the location of the proposed water and sewer lines along with Randy Novak and stated currently there are no plans mandating hook-up to the sewer lines.

Resident/Property owner at 10144 W. 300 N., La Porte, IN, stated his concern is public safety. He explained vehicles are exiting I-94 very fast and many accidents have occurred. Randy Novak along with Jeff Johnson explained the purpose of this public hearing is to hear comments related to the expansion of the I-94/421 Economic Development Plan and Allocation area and a meeting in the future would provide residents opportunity to express concern for public safety. President Coar further explained that the water and sewer expansion project in the proposed TIF area will enhance future development. Dr. Vidya Kora suggested that a traffic study for the area south of I-94 be performed. Randy Novak motioned to have a traffic study south of I-94 be completed. Dr. Vidya Kora seconded the motion. The motion carried unanimously.

There being no further public comment, Dr. Vidya Kora motioned to close the public hearing. Randy Novak seconded the motion. The motion carried unanimously.

**B. Resolution Confirming the Resolution of the La Porte County Redevelopment Commission Adopted on March 28,2018, Entitled "Resolution of the La Porte County Redevelopment Commission Approving an Amendment to a Declaratory Resolution That Established and Designated the 1-94/ U.S. Route 421 Economic Development Area; Approved the Economic Development Plan for the 1-94/U.S. Route 421 Economic Development Area and Designated The 1-94/U.S. 421 Allocation Area; Expanding the Existing Economic Development Area And Said Allocation Area And Related Matters"- Doug Biege; Legal Counsel**

Dr. Vidya motioned to approve the Resolution of the La Porte County Redevelopment Commission Approving an Amendment to a Declaratory Resolution That Established and Designated the 1-94/ U.S. Route 421 Economic Development Area; Approved the Economic Development Plan for the 1-94/U.S. Route 421 Economic Development Area and Designated The 1-94/U.S. 421 Allocation Area; Expanding the Existing Economic Development Area And Said Allocation Area And Related Matters". Terry Larson seconded the motion. The motion carried unanimously.

**C. ILPK taxes correspondence action - RDC Legal Counsel**

Randy Novak motioned to advertise a payment to the Treasurer of La Porte County in the amount of \$19,723.80 for back property taxes due on 16 acres adjacent to the county's rail spur in Kingsbury Industrial Park at a future meeting. Dr. Vidya Kora seconded the motion. The motion carried unanimously.

**OTHER BUSINESS**

None

**ADJOURNMENT**

Randy Novak motioned to adjourn the meeting. Dr. Vidya Kora seconded the motion. The motion carried unanimously. The meeting ended at 4:20 p.m.