

# LA PORTE COUNTY REDEVELOPMENT COMMISSION MEETING MINUTES

## SEPTEMBER 26, 2018

The La Porte County Redevelopment Commission meeting was held on Wednesday, September 26, 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 President Joe Coar at 4:00 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

Lydia Post – Present

Terry Garner – Absent

Randy Novak – Present

Michael Mollenhauer – Present

Rhonda Spence – Ex-Officio – Absent

### **APPROVAL OF THE AGENDA**

President Coar announced Tristen Comegys, representing Aradis, Inc., is present to discuss signage and should be added to the agenda under “Claims Item. H”. Randy Novak motioned to approve the amended agenda. Dr. Kora seconded the motion. The motion carried unanimously.

### **PUBLIC COMMENT**

No public comment was heard.

### **COMMUNICATION**

#### **I94/421 TIF Expansion Area – Mr. Karl Cender, Cender & Company**

Mr. Cender explained the Declaratory and Confirmatory Resolutions, which were approved by the Redevelopment Commission and recorded by the La Porte County Recorder, were forwarded to the Indiana Department of Local Government Finance as notification of the approved I94/U.S. Route 421 Amended Plan and Expanded Area.

#### **KIP Property Sheriff's Sale – Attorney Shaw Friedman**

Attorney Friedman announced that the Redevelopment Commission successfully acquired the five parcels of property in the Kingsbury Industrial Park underlying and/or adjacent to the county owned rail spur at the Sheriff's Sale. This acquisition presents an opportunity for the La Porte County Office of Economic Development to begin the process of applying for a \$850,000 grant through the Indiana Economic Development Corporation to allow a connection between the county's rail spur and the CSX Mainline. Mr. Novak

requested that information on liability insurance for the land under the rail be available for review at the next meeting.

### **APPROVAL OF MINUTES**

Dr. Kora motioned to approve the August 22, 2018 meeting minutes as presented. Randy Novak seconded the motion. The motion carried unanimously.

### **TREASURER'S REPORT**

The Treasurer's Report was unavailable for the meeting. A Financial Snapshot Spreadsheet was presented. Dr. Vidya Kora motioned to approve the Financial Snapshot Spreadsheet as presented. Randy Novak seconded the motion. The motion carried unanimously.

### **CLAIMS**

**A. Consideration of payment for Friedman & Associates; \$1,500.00 for September '18 legal services retainer, KIP TIF – Office of Economic Development** Dr Kora

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

**B. Consideration of payment for Friedman & Associates; \$312.00 for litigation legal services, KIP TIF – Office of Economic Development**

Michael Mollenhauer motioned to approve a payment to Friedman & Associates in the amount of \$312.00 for litigation legal services. Dr. Kora seconded the motion. The motion carried unanimously.

**C. Consideration of payment for Herald – Argus; \$23.74 for 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 \$23.74 for legal publication fees. Lydia Post seconded the motion. The motion carried unanimously.

**D. Consideration of payment for Thomas & Associates; \$565.50 for professional services, KIP TIF – Office of Economic Development**

Dr. Vidya Kora motioned to approve a payment to Thomas & Associates in the amount of \$565.50 for professional services. Lydia Post seconded the motion. The motion carried unanimously.

**E. Consideration of payment for Cender & Company; \$1,385.30 for financial advisory services, I94/421 TIF – Office of Economic Development**

Lydia Post motioned to approve a payment to Cender & Company in the amount of \$1,385.30 for financial advisory services. Randy Novak seconded the motion. The motion carried unanimously.

**F. Consideration of payment for Thomas & Associates; \$565.50 for professional services, I94/421 TIF – Office of Economic Development**

Lydia Post motioned to approve a payment to Thomas & Associates in the amount of \$565.50 for professional services. Randy Novak seconded the motion. The motion carried unanimously.

**G. Consideration of payment for RQAW; \$31,500.00 – July and \$36,100.00 – August for professional engineering services, I-94/421 TIF – Office of Economic Development**

Randy Novak motioned to approve a payment to RQAW in the amount of \$31,500.00 and \$36,100.00 for professional engineering services. Lydia Post seconded the motion. The motion carried unanimously.

**H. Consideration of payment for Reprographics Arts Inc.; \$380.00 per sign and installation, I-94/421 TIF, KIP TIF and 39 North TIF**

Ms. Tristin Comegys presented an updated drawing of the Economic Opportunity Corridor signs for each of the three TIF districts and two additional quotes for the signage and installation. Randy Novak motioned to approve Reprographics quote at \$380.00 per sign which includes installation. Dr. Kora seconded the motion. The motion carried unanimously.

**OLD BUSINESS**

**A. KIP update - Holladay Properties pre-development services agreement update**

President Coar explained that the Redevelopment Commission does not have a current contract with Holladay Properties at this time and read aloud a letter he received today from Holladay Properties. The letter explained that Holladay Properties will not be renewing a contract for pre-development services with the La Porte County Redevelopment Commission at this time. They are, however, submitting a proposal to Kingsbury Industrial Park property owner, Jeff Johnson, to begin marketing his property to end users. The letter does offer Holladay Properties services in the future to the Redevelopment Commission if a specific need arises on an as-needed basis. President Coar added that this is a beneficial arrangement for all parties.

**B. Construction Rail Planning Committee**

President Coar stated the Construction Rail Planning Committee did not meet this month. Mr. Mike Seitz announced the Rail Sub-Committee will soon be advertising for Request for Proposals for operations of the Rail in Kingsbury Industrial Park. He added a couple of companies have already contacted La Porte County with interest in operating the county rail.

**C. 421 TIF Project Update**

**1. Developer's 421/I-94 Project – Tony Vendramin, Property Developer**

Mr. Vendramin, 421 Partners, LLC, provided an update on the 421/I94 Project which included working with the Army Corp of Engineers to complete the wetland delineation on the property within the next 30 to 60 days. He added the current cost of the planned development is \$30,000,000. He announced that Love's Travel Stops has signed a purchase agreement for land in the development owned by 421 Partners, LLC. Randy Novak requested any purchase agreements made with any potential businesses, such as hotels and restaurants, be forwarded to the Office of Economic Development, Mike Seitz and Matt Reardon including the Love's Travel Stops agreement. Mr. Novak further stated that once 421 Partners, LLC provides sufficient commitments from prospective businesses interested in their land development, La Porte County and the Redevelopment Commission will proceed with arranging the financing for installation of the water and sewer lines in the area.

**2. 421/I-94 Bond Parameters – Karl Cender, Cender & Company**

President Coar asked Mr. Cender how much financing would be available using the known current parameters of the project. Mr. Cender responded that the cost of the

installation of the water and sewer lines may be higher than the new tax increments the new businesses may generate by \$950,000. He added the drafting of the bond resolution has been delayed until more definitive information is available.

**3. RWAQ – Paul Vincent**

Mr. Vincent updated the Redevelopment Commission on the engineering plans for the water and sewer lines for the 421/I-94 Project. He stated soil borings are complete and they have walked the site reviewing those boring results. The number of required easements has drastically reduced from 76 to 17 easement creating a great cost savings. Mr. Vincent added some maps are prepared and available for review. Mr. Jay Sullivan provided an engineer's estimate of \$3,300,000 for the water and sewer lines at this time. Attorney Friedman suggested RWAQ's report presented tonight be given to Mr. Vendramin representing 421 Partner, LLC because it shows the County's commitment to the project. A copy was given to Mr. Vendramin.

**4. Schedule Joint Workshop**

Attorney Friedman stated a joint workshop with the Regional Sewer District had been discussed but can be delayed at this time.

**NEW BUSINESS**

Randy Novak stated at the recent La Porte County Commissioner's meeting, the plans for the Waste Management site was recommended to be turned over to the Redevelopment Commission and he wanted to know what that will entail. Dr. Kora responded that it was recommended at the Commissioner's meeting that since the site is in a TIF district that the issue should be turned over to the Redevelopment Commission. He also stated a Memorandum of Understanding has been presented to the County and prior to executing the MOU, Dr. Kora would like to seek an environmental legal opinion on the possibility of liability the County may be open itself to. Randy Novak requested that a Sub-Committee be formed at the next Redevelopment Commission meeting to research the site and issue. Attorney Friedman also suggested Antero Group be contacted regarding a previous proposal for their services.

**OTHER BUSINESS**

President Coar announced that the US 30 Coalition believes that freeway standards is best for the future of U.S Highway 30 and stated La Porte County may be able to provide a rail connection from Kingsbury Industrial Park to Hwy 30. Mr. Mike Seitz added that he has attended US 30 Coalition meetings in the past although La Porte County has not officially joined or paid dues to the Coalition. Attorney Friedman added that the County Commissioner's would need to approve the County joining the Coalition.

**ADJOURNMENT**

Dr. Vidya Kora motioned to adjourn the meeting. Randy Novak seconded the motion. The motion carried unanimously. The meeting ended at 4:55 p.m.