

LA PORTE COUNTY REDEVELOPMENT COMMISSION MEETING MINUTES
JUNE 26, 2019

The La Porte County Redevelopment Commission meeting was held on Wednesday, June 26, 2019 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 Randy Novak at 4:00 P.M.

PLEDGE OF ALLEGIANCE

Pledge of Allegiance was led by Michael Mollenhauer

ROLL CALL

Randy Novak – Present
Joe Coar – Absent
Dr. Vidya Kora – Present
Terry Larson – Present
Scott Cooley - Absent
Michael Mollenhauer – Present
Michael Rosenbaum – Present
Rhonda Spence – Ex-Officio – Absent

APPROVAL OF THE AGENDA

Michael Rosenbaum motioned to approve the presented agenda. Michael Mollenhauer seconded the motion. The motion carried unanimously.

PUBLIC COMMENT

No public comment was heard.

COMMUNICATIONS

No communications were received.

APPROVAL OF MINUTES

Michael Mollenhauer motioned to approve the May 29, 2019 meeting minutes as presented. Michael Rosenbaum seconded the motion. The motion carried unanimously.

TREASURER'S REPORT

The Redevelopment TIF Fund Balances were read as follows:

- KIP AA Fund Balance - \$99,335.10
- US 421 AA#1 Fund Balance - \$19,833.31
- US 421 AA#2 (IU Holladay) Fund Balance – None available
- 39 North AA Fund Balance – \$52,338.94

Michael Rosenbaum motioned to approve the La Porte County Auditor's Treasurer's Report as presented. Michael Mollenhauer seconded the motion. The motion carried unanimously.

CLAIMS

President Novak read the claims as presented for payment for the Kingsbury Industrial Park TIF area from the Claim Docket. Dr. Vidya Kora motioned to approve the Kingsbury Industrial Park TIF area claims in the amount of \$9,006.75. Michael Mollenhauer seconded the motion. The motion carried unanimously.

President Novak read the claims as presented for payment for the US 421 #1 TIF area from the Claim Docket. Dr. Vidya Kora motioned to approve the US 421 #1 TIF area claims in the amount of \$100,701.16. Terry Larson seconded the motion. The motion carried unanimously.

President Novak read the claims as presented for payment for the 39 North TIF area from the Claim Docket. Dr. Vidya Kora motioned to approve the 39 North TIF area claims in the amount of \$1,000.00. Terry Larson seconded the motion. The motion carried unanimously.

OLD BUSINESS

A. Construction Rail Planning Committee Update; MCR Partners

Mr. Matt Reardon stated the Rail Sub-Committee and Indiana Economic Development Corporation (IEDC) Northwest Regional Director Matt Saltanovitz recently met to review bids received for the CSX rail connection and discussed the need for a \$1 Million grant from the State. He added Mr. Saltanovitz was receptive to the idea and suggested the Rail Committee draw attention to or show off the many efforts put forth so far from La Porte County and the various stakeholder's investments. Mr. Reardon explained Mr. Saltanovitz will kindly assist the Rail Committee with the grant request which is targeted to be completed within two months. He continued that JBC Rail will also continue discussions with CSX regarding a rail connection. Mr. Reardon also stated CN sent a letter to Kingsbury Elevator requesting information and expects to have a response at the next meeting.

B. 421/I94 TIF Project Update – Matt Reardon; MCR Partners

Mr. Matt Reardon asked Mr. Vladimir Ganz, 421 Partners, LLC to provide an update on the 421/I94 Project. Mr. Ganz stated Trans Canadian Pipeline refuses to provide the data needed to assess the integrity of the underground pipelines on the property to be developed. Mr. Ganz added his next action will be to contact Congressman Pete Visclosky to request assistance on his behalf to resolve the issue. He stated the plans for the construction of the travel center can be altered accordingly, if no resolution is achieved and that he will return next month to provide an update.

C. 39 N Water Tower Request – Matt Reardon; MCR Partners

Mr. Reardon provided an update on the 39 North Conservancy and Springfield Township Trustee's request for assistance in funding a new water tower in the area. He stated the design plans were shared with the City of La Porte Water Department in an effort to attain

their directives on the process. Mr. Reardon indicated he is looking forward to receiving an informative response soon. He also reiterated the inability for prospective buyers to build commercial and/or industrial buildings without adequate water fire protection systems and added they would need a chemical system since the required pressure is not available for the water fire protection systems.

NEW BUSINESS

A. Consideration selection of a proposed vendor to erect and install KIP monument sign - KIP TIF Funds; County Planner

La Porte County Planner Mitch Bishop gave an update on the Kingsbury Industrial Park monument sign to be constructed and installed utilizing a grant matching funds appropriated by the La Porte County Redevelopment Commission. Mr. Bishop attained three (3) quotes with the lowest bid received at \$21,496.91 by the North American Sign Company and the next lowest was approximately \$600 more by Chesterton Landmark Signs. Dr. Vidya Kora motioned to approve the quote from North American Sign Company in the amount \$21,496.91 to construct and install the monument sign. Terry Larson seconded the motion. The motion carried unanimously.

B. RDC Notice to Governing Bodies of all Taxing Units, as per IC 36-7-25-8, that have territory within an allocation area(s) of the LPCRDC, for a presentation on the following:

- LPCRDC budget with respect to allocated property tax proceeds
- LPCRDC long term plans for the allocation areas
- LPCRDC allocation areas impact on each of the taxing units

Mr. Matt Reardon gave a presentation on the RDC Notice to Governing Bodies of all Taxing Units, as per IC 36-7-25-8, that have territory within an allocation area(s) of the La Porte County Redevelopment Commission. The presentation, which was documented in each Redevelopment member's packet, included the TIF area budgets with respect to each allocated property tax proceeds, long term plans for each TIF area, and the impact on each of the taxing units. He added this is an annual requirement to be fulfilled prior to July 1st each year.

OTHER BUSINESS

President Novak announced he discussed the possibility of researching the need for a TIF allocation area near Hwy 20, Hwy 35 and I94. Mr. Reardon responded he will research and gather data for the area.

ADJOURNMENT

Dr. Vidya Kora motioned to adjourn the meeting at 4:26 p.m. Terry Larson seconded the motion. The motion carried unanimously.

Attest:


Secretary


President