

LA PORTE COUNTY REDEVELOPMENT COMMISSION MEETING MINUTES

OCTOBER 30, 2019

The La Porte County Redevelopment Commission meeting was held on Wednesday, October 30, 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 Vice-President, Joe Coar, at 4:00P.M.

PLEDGE OF ALLEGIANCE

Pledge of Allegiance was led by Scott Cooley.

ROLL CALL

Randy Novak – Absent

Joe Coar – Present

Dr. Vidya Kora – Absent

Terry Larson – Absent

Scott Cooley - Present

Michael Mollenhauer – Present

Michael Rosenbaum – Present

Rhonda Spence – Ex-Officio – Absent

Others Present: Attorney Shaw Friedman, Matt Reardon, Mary Jane Thomas and Gary Radtke

APPROVAL OF THE AGENDA

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

PUBLIC COMMENT

None.

COMMUNICATIONS

Herald Argus past due invoicing worked out with La Porte County Board of Commissioners Assistant.

39N Conservancy – Attorney Friedman stated a letter was received indicating 39N Conservancy's effort to obtain funds from the Indiana Michigan Power Economic Development Impact Grant.

APPROVAL OF MINUTES

Michael Mollenhauer motioned to approve the September 25, 2019 meeting minutes as presented. Michael Rosenbaum seconded the motion. The motion carried unanimously.

TREASURER'S REPORT

Michael Mollenhauer motioned to approve the Financial Snapshot Report as presented. Michael Rosenbaum seconded the motion. The motion carried unanimously.

CLAIMS

KIDC	Thomas & Associates	Sept '19 Professional Services	\$425.75	
	MCR Partners	October '19 Professional Serv	\$3,000.00	
	Friedman & Associates	October '19, legal services	\$562.50	
	Herald Argus	Legal notice publication	\$39.80	
Subtotal				\$4,028.05
US421#1	Thomas & Associates	Sept '19 Professional Services	\$425.75	
	Friedman & Associates	October '19, legal services	\$1,500.00	
	MCR Partners	October '19 Professional Serv	\$2,000.00	
Subtotal				\$3,925.75
39 North	MCR Partners	October '19 Professional Serv	\$1,000.00	
Subtotal				<u>\$1,000.00</u>
TOTAL OF CLAIMS				<u>\$8,953.80</u>

Vice-President Coar read the claims as presented for payment for the Kingsbury Industrial Park TIF area from the Claim Docket. Michael Mollenhauer motioned to approve the Kingsbury Industrial Park TIF area claims in the amount of \$4,028.05. Michael Rosenbaum seconded the motion. The motion carried unanimously.

Vice-President Coar read the claims as presented for payment for the US 421 #1 TIF area from the Claim Docket. Michael Mollenhauer motioned to approve the US 421 #1 TIF area claims in the amount of \$3,925.75. Scott Cooley seconded the motion. The motion carried unanimously.

Vice-President Coar read the claims as presented for payment for the 39 North TIF area from the Claim Docket. Michael Mollenhauer motioned to approve the 39 North TIF area claims in the amount of \$1,000.00. Scott Cooley seconded the motion. The motion carried unanimously.

OLD BUSINESS

A. Construction Rail Planning Committee Update; Matt Reardon; MCR Partners

Matt Reardon requested authorization to obtain two (2) appraisals related to an easement necessary to construct a rail extension which will connect the KIP rail line to the CN main line. This easement is located on the old Cheers property. Attorney Friedman stated if the La Porte County Board of Commissioners are unable to reach a purchase agreement; the process of condemnation may be needed to acquire the easement. He also added Barnes & Thornburg have been consulted regarding the

condemnation of the property. Attorney Friedman directed the Redevelopment Commission to consider providing Mr. Reardon authorization to obtain two (2) appraisals for the property and for the La Porte County Board of Commissioners to act on behalf of the La Porte County Redevelopment Commission in the acquisition of the easement/property. Michael Rosenbaum motioned to authorize two (2) appraisals to be performed on the old Cheers property and for the La Porte County Board of Commissioners to act on behalf of the La Porte County Redevelopment Commission in the acquisition of the easement/property. Michael Mollenhauer seconded the motion. The motion carried unanimously.

Mr. Reardon added the IEDC have only one additional rail company to meet with as part of their due diligence related to the prospect of a grant/forgivable loan for infrastructure improvements in the Kingsbury Industrial Park. Attorney Friedman also added that Mr. Reardon has done excellent work in fulfilling the IEDC due diligence request.

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

Mr. Matt Reardon stated he reached out to RQAW in anticipation of the Trans Canadian pipeline issue being resolved. He added congressional representatives connected with Trans Canada pipeline and worked out three (3) scenarios as resolutions to the issue. The options were - 1) use existing engineering plans and obtain a special permit from the Safety Administration 2) proceed with pipe replacement and, 3) proceed with construction and pipeline would be dealt with over time. Mr. Ganz, 421 Partners, LLC, added Trans Canadian also requires Love's Travel to set aside a \$5 million escrow until property is developed according to the plans. Mr. Reardon and Mr. Ganz recommended option #2 as the most favorable option. Mr. Reardon stated Mr. Ganz and the development has come a long way and is almost there. He also added a proposed \$6 million investment on the Southeast corner of 421/94. Currently, investigation and mapping on the property are being completed. The pipeline impacts adjacent properties, as well.

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

Mr. Reardon stated he met with Attorney Friedman and parties of the 39N Conservancy District regarding the proposed water tower in the 39N Conservancy District. He added the 39N Conservancy District remains committed to the construction of a water tower for the district and that it was a productive meeting. Mr. Reardon explained they are aware of the challenges involved with funding and are researching non-traditional funding with IDEM and OCRA.

D. Proposed I94/35 Economic Development Area – Matt Reardon; MCR Partners

Mr. Reardon explained that MCR Partners is in the process of squaring off and improving the GIS map to use as a measurable tool to estimate the amount of TIF dollars possible in the area. He added there is potential interest in developing the area and an ED plan is being prepared for the I94/35 Economic Development Area.

E. KIP Wayfinding signage

Mr. Reardon stated the Kingsbury Industrial Park's Monument sign has been installed. He added that other businesses on 1st, 2nd, 3rd, 4th and 5th Streets requested improved wayfinding signs for their area. A quote was received at \$50,000 and he contacted highway personnel to obtain sign specs for the area. Michael Rosenbaum asked if the business owners pay for the signs. Mr. Reardon responded sign easements have previously been obtained and signs can be purchased by the La Porte County Redevelopment Commission as part of the redeveloping process.

NEW BUSINESS

A. Zoom Prospector

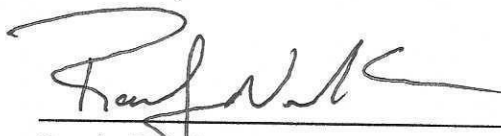
Mr. Reardon announced that MCR Partners and Tony Rodriguez, LaPorte County Community and Economic Development Office, responded to six (6) request through IEDC Zoom Prospector. Attorney Friedman added that a search is still active for 800 acres for a renewable energy business site in KIP. He continued that La Porte County Office of Community and Economic Development, including the Michigan City Economic Development Office and La Porte Economic Advancement Partnership (LEAP), are unified and work together. Vice President Coar commended the La Porte County economic development team for their work. Michael Rosenbaum asked if approached by a potential business opportunity where should he direct them. Attorney Friedman responded he should have them contact the La Porte County Community and Economic Development Office, Matt Reardon or Tony Rodriguez.

OTHER BUSINESS

None

ADJOURNMENT

Michael Rosenbaum motioned to adjourn the meeting at 4:33 PM. Michael Mollenhauer seconded the motion. The motion carried unanimously.



Randy Novak
President

Attest:



Michael Rosenbaum
Secretary