

LA PORTE COUNTY REDEVELOPMENT COMMISSION MEETING MINUTES

NOVEMBER 20, 2019

The La Porte County Redevelopment Commission meeting was held on Wednesday, November 20, 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 4:03P.M.

PLEDGE OF ALLEGIANCE

Pledge of Allegiance was led by Scott Cooley.

ROLL CALL

Randy Novak – Present

Joe Coar – Present

Dr. Vidya Kora – Absent

Terry Larson – Present

Scott Cooley - Present

Michael Mollenhauer – Absent

Michael Rosenbaum – Present

Rhonda Spence – Ex-Officio – Absent

Others Present: Attorney Shaw Friedman, Matt Reardon, Mary Jane Thomas, Tony Rodriguez

APPROVAL OF THE AGENDA

Scott Cooley motioned to amend the agenda to include payment of Herald Argus invoice in the amount of \$40.36, for October Claims and Allowances legal publication on the November meeting docket. Joe Coar seconded the motion. The motion carried unanimously.

PUBLIC COMMENT

None.

COMMUNICATIONS

-LPC Rural Broadband Taskforce asks the RDC to share a project list with the Taskforce, as the Taskforce is creating unified County project list, with the intent of building in opportunity for fiber—blind conduit or other actions.

-Copy of LPC Board of Commissioners Resolution Authorizing Eminent Domain for KIP easement.

-Redevelopment Association of Indiana email on Notice of Assessment Appeals

-Herald Argus newspaper article on the KIP easement acquisition

-MCR Partners ED prospect 421/94

APPROVAL OF MINUTES

Joe Coar motioned to approve the October 30, 2019 meeting minutes as presented. Michael Rosenbaum seconded the motion. The motion carried unanimously.

TREASURER'S REPORT

Michael Rosenbaum motioned to approve the Treasurer's Report as presented. Terry Larson seconded the motion. The motion carried unanimously.

CLAIMS

<u>TIF</u>	<u>VENDOR NAME</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>	<u>TOTALS</u>
KIDC	Thomas & Associates	October '19 Professional Services	\$425.75	
	MCR Partners	November '19 Professional Serv	\$3,000.00	
	Friedman & Associates	November '19, legal services	\$1,500.00	
		Subtotal		\$4,925.75
US421#1	Thomas & Associates	October '19 Professional Services	\$425.75	
	MCR Partners	November '19 Professional Serv	\$2,000.00	
	Herald Argus	Legal Notice Publication	\$40.36	
		Subtotal		\$2,466.11
39 North	MCR Partners	November '19 Professional Serv	\$1,000.00	
		Subtotal		\$1,000.00
		TOTAL OF CLAIMS		<u>\$8,391.86</u>

President Novak read the claims as presented for payment for the Kingsbury Industrial Park TIF area from the Claim Docket. Michael Rosenbaum motioned to approve the Kingsbury Industrial Park TIF area claims in the amount of \$4,925.75. Joe Coar 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. Michael Rosenbaum motioned to approve the US 421 #1 TIF area claims in the amount of \$2,466.11. Joe Coar 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. Michael Rosenbaum 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

Mr. Matt Reardon explained JBC Rail has requested permission to make improvements on the La Porte County owned rail in the Kingsbury Industrial Park. President Novak suggested Jim Thompson should review JBC Rail's improvement plans and provide an

affirmation via email to President Novak and the La Porte County Redevelopment Commission. Scott Cooley motioned to approve JBC Rail to make improvements on the La Porte County owned rail in Kingsbury Industrial Park subject to Jim Thompson's satisfactory review of the improvement plans. Joe Coar seconded the motion. The motion carried unanimously.

Mr. Reardon announced two (2) proposals were received to perform appraisals for the easements for the CN right of way. The proposals received were 1) Vince Associates, LLC - \$2,750 and 2) Vale Appraisal Group - \$3,000. He added Barnes & Thornburg has reviewed the proposals. Scott Cooley motioned to authorize President Novak to execute the appraisal documents. Joe Coar seconded the motioned. The motion carried unanimously.

Both, Attorney Friedman and Mr. Reardon, stated discussions with the IEDC regarding the grant funding for the CSXrail line connection is moving in a positive direction. Mr. Reardon gave special thanks to Representative Jim Pressel for his assistance and added that only one additional item is needed to complete the threshold requirements for the grant.

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

Mr. Reardon requested permission to attend a TransCanada Pipeline meeting in Houston, TX, along with 421 Partners, LLC, regarding the status of their pipeline on the 421/I94 property to be developed into a new travel center. Joe Coar motioned Attorney Friedman and Matt Reardon attend the TransCanada Pipeline meeting in Houston, TX with expenses to be covered by the LPC RDC. Michael Rosenbaum seconded the motion. The motion carried unanimously.

Mr. Reardon explained a prospective buyer is interested in developing 20 acres for a truck sales and service center. He stated the wetland mitigation for the pond and the site plan has been completed, displaying the company's commitment to the site. Joe Coar motioned for Mr. Reardon to continue negotiations with the company in regard to the issuance of private activity bonds and the issuance costs associated with such bonds. Scott Cooley seconded the motion. The motion carried unanimously.

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

Both, Attorney Friedman and Mr. Reardon, explained the 39 North Conservancy District may retain Kelli Waggoner, a Government Relations consultant, at their next month's meeting. Terry Larson asked for clarification of the criteria used to determine the need for the water tower. President Novak responded the City of La Porte Water Department contract with 39N Conservancy District.

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

Mr. Reardon provided an update of the proposed I94/35 Economic Development Area. He stated the area is largely zoned residential and a Unified Plan for the proposed TIF area, including probable land parcels for future commercial developments and

infrastructure availability, will be presented at the next meeting. He added a Unified TIF Development Plan will be created. MCR Partners will collaborate with Michigan City representatives and the residents in the area to create the plan for the TIF area.

NEW BUSINESS

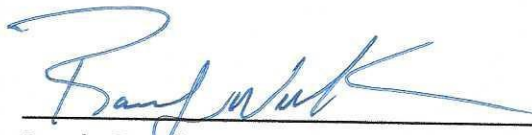
None

OTHER BUSINESS

None

ADJOURNMENT

It was announced the next meeting will be held on December 11, 2019 due to the holidays. Joe Coar motioned to adjourn the meeting at 4:50 P.M. Michael Rosenbaum seconded the motion. The motion carried unanimously.



Randy Novak
President

Attest:



Michael Rosenbaum
Secretary