

LA PORTE COUNTY REDEVELOPMENT COMMISSION MEETING MINUTES

DECEMBER 11, 2019

The La Porte County Redevelopment Commission meeting was held on Wednesday, December 11, 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 Dr. Vidya Kora.

ROLL CALL

Randy Novak – Present

Joe Coar – Present

Dr. Vidya Kora – Present

Terry Larson – Present

Scott Cooley - Absent

Michael Mollenhauer – Present

Michael Rosenbaum – Present

Rhonda Spence – Ex-Officio – Absent

Others Present: Attorney Shaw Friedman, Matt Reardon, Tony Rodriguez

APPROVAL OF THE AGENDA

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

PUBLIC COMMENT

LaPorte County Commissioner Rich Mrozinski expressed his approval of the new Kingsbury Industrial Park highway signs that were installed recently. Although, he continued, he has received phone calls from business owners asking why the old plywood business signs were removed. Mr. Mrozinski stated he understood why the old worn signs were removed but suggested the highway department could make new visually appealing metal signs with the business names on them and the cost would be minimal. Michael Mollenhauer announced the county highway department has already began to draft new metal signs indicating the business names located on each street off of Hupp Road. Dr. Vidya Kora motioned to investigate new metal signs for the businesses. Joe Coar seconded the motion. The motion carried unanimously.

COMMUNICATIONS

- Email from the Redevelopment Association of Indiana inviting members to a virtual meeting
- JBC Rail letter regarding rail repairs in KIP

APPROVAL OF MINUTES

Joe Coar motioned to approve the November 20, 2019 meeting minutes as presented. Dr Vidya Kora seconded the motion. The motion carried unanimously.

TREASURER'S REPORT

Treasurer Report was unavailable.

CLAIMS

<u>TIF</u>	<u>VENDOR NAME</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>	<u>TOTALS</u>
KIDC	Thomas & Associates	November '19 Professional Services	\$533.00	
	MCR Partners	December '19 Professional Serv	\$3,000.00	
	Friedman & Associates	KIP TSDIC legal services	\$499.50	
	Herald Argus	Legal Notice Publication	\$76.44	
		Subtotal		\$4,108.94
US421#1	Thomas & Associates	November '19 Professional Services	\$533.00	
	MCR Partners	December '19 Professional Serv	\$2,000.00	
	Friedman & Associates	December '19 Legal Services	\$1,500.00	
		Subtotal		\$4,033.00
39 North	MCR Partners	December '19 Professional Serv	\$1,000.00	
		Subtotal		<u>\$1,000.00</u>
		TOTAL OF CLAIMS		<u>\$9,141.94</u>

President Novak read the claims as presented for payment for the Kingsbury Industrial Park TIF area from the Claim Docket. Joe Coar motioned to approve the Kingsbury Industrial Park TIF area claims in the amount of \$4,108.94. Dr. Vidya Kora 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 \$4,033.00. 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. Joe Coar seconded the motion. The motion carried unanimously.

OLD BUSINESS

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

Mr. Reardon explained that JBC Rail had recently performed minor track repair. Mr. Jim Thompson added that JBC Rail switched out sections of rail due to deterioration and he will inspect the repairs as soon as possible.

Mr. Reardon explained efforts are ongoing to create a Class I - CN connection with the rail in Kingsbury Industrial Park which includes land appraisals for easements from private owners and securing a CN drawing reflecting commercial and industrial businesses to rail access in the Kingsbury Industrial Park.

Mr. Reardon updated the status of the IEDC grant funding request. He stated the final version of the agreement will be completed soon. He explained decisions regarding the funding amount and types of expenditures will need to be made by the Rail Committee soon also.

B. 421/194 TIF Project Update – Matt Reardon; MCR Partners

Mr. Reardon announced he was contacted by a prospective buyer for the property located at the southeast corner of Hwy 421/194. He added an offer to purchase has been executed and the developer plans to build a \$6 million Truck Sales & Service Center, selling \$200,000 trucks and creating 55 jobs. The developer has requested information on available economic development assistance programs such as tax abatements and the possibility of the use of TIF funds. Joe Coar added that the area's sewer project will include servicing this location. Mr. Reardon stated that he shared the issue that the Love's Travel Center developer has experienced with the underground Trans Canadian Pipeline.

Mr. Reardon announced the Trans Canadian Pipeline meeting scheduled to be held in Houston, TX with the developer has been relocated to Tinley Park, IL on December 19th. Mr. Reardon anticipates Trans Canadian Pipeline will have answers for the developer to resolve the issue.

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

Mr. Reardon shared that Mary Jane Thomas reached out to the Economic Development Administration (EDA) regarding promising funding opportunities to pair with other funding sources for the 39N Water Tower Project. Mr. Radtke added there has been no other developments to report.

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

Mr. Reardon provided several scenarios for possible I94/35 Economic Development Areas targeting the adjacent land to the airport using logical building sizes and uses. He stated Cost Estimates were prepared based on use creating potential additional tax revenue of \$550,000 to \$600,000. Mr. Reardon added discussion with Michigan City to extend utilities would be scheduled. Also, the pipeline does not cross the properties in the proposed area. President Novak asked what the next step would be to move forward.

Mr. Reardon explained that cost estimates would need to be completed for the infrastructure to ensure adequate tax revenue to offset the cost involved.

NEW BUSINESS

A. Consideration of Termination of Escrow Agreement Regarding Rail Spur Funds

Attorney Friedman explained US Bank wishes to terminate the Escrow Agreement Regarding Rail Spur Fund and revert the funds back to the county. Joe Coar motioned to terminate the Escrow Agreement Regarding the Rail Spur. Dr. Vidya Kora seconded the motion. The motion carried unanimously.

B. MCR Partners 2020 Contract

Joe Coar motioned to approve the MCR Partners 2020 Contract. Dr. Vidya Kora seconded the motion. The motion carried unanimously. Michael Rosenbaum mentioned the allocation of the MCR Partners monthly payment of \$6,000.00 should be reviewed according to the activity of the various TIF areas.

C. Thomas & Associates 2020 Contract

Joe Coar motioned to approve the Thomas & Associates 2020 Contract. Dr. Vidya Kora seconded the motion. The motion carried unanimously.

D. 2020 Meeting Dates

Joe Coar motioned to approve the 2020 Redevelopment Commission Meeting Schedule. Dr. Vidya Kora seconded the motion. The motion carried unanimously.

OTHER BUSINESS

None

ADJOURNMENT

Joe Coar motioned to adjourn the meeting at 4:33 P.M. Dr. Vidya Kora seconded the motion. The motion carried unanimously.

Randy Novak
President

Attest:

Michael Rosenbaum
Secretary