

LA PORTE COUNTY REDEVELOPMENT COMMISSION MEETING MINUTES

July 29, 2020

AMENDED NOTICE TO INCLUDE NOTIFICATION OF ELECTRONIC PARTICIPATION AND TO ALLOW THE PUBLIC TO ATTEND ELECTRONICALLY PURSUANT TO STATE EXECUTIVE ORDER.

If any member of the public wishes to attend the meeting electronically, the meeting will be available on Zoom, which can be accessed for free on the internet at <https://zoom.us/> and then click the "Join a Meeting" tab followed by the meeting ID 996 5013 7292, Password 655630. You can also download the free Zoom app to your smartphone and join the meeting via the app

The La Porte County Redevelopment Commission Zoom meeting was held on Wednesday, July 29, 2020 at 4 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 4:00P.M.

PLEDGE OF ALLEGIANCE

Pledge of Allegiance was led by Randy Novak.

ROLL CALL

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

Others Present: Attorney Shaw Friedman, Matt Reardon; MCR Partners, Tony Rodriguez and Bailey McGrath; Office Community and Economic Development, Carolyn Hunt, Trisha Volle, and Mary Jane Thomas; Thomas & Associates.

APPROVAL OF THE AGENDA

Joe Coar motioned to approve the agenda as presented. Scott Cooley seconded the motion. The motion carried unanimously.

PUBLIC COMMENT

None

COMMUNICATIONS

None

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APPROVAL OF MINUTES

Michael Rosenbaum motioned to approve the June 24, 2020 monthly meeting minutes as presented. Dr. Kora seconded the motion. The motion carried unanimously.

TREASURER'S REPORT

The TIF fund balances reported:

KIP - \$168,038.58

421/I94 Area 1 - \$298,314.69

421/I94 Area 2 - \$107,269.53

39 N - \$71,396.55

Joe Coar motioned to approve the Treasurer's Report as presented. Dr. Kora 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	June '20 Professional Services	\$1,517.75	
	MCR Partners	July '20 Professional Serv	\$3,000.00	
	Herald Argus	June '20 Legal Notice Publication	\$25.06	
	Barnes & Thornburg	Legal Services/Inv#2356164	\$3,507.50	
	Friedman & Associates	June '20 Legal Services/Inv#10551	\$1,812.00	
	Friedman & Associates	July '20 Legal Services	\$1,500.00	
	Redevelopment Association of IN	Annual Dues	\$62.50	
		Subtotal		\$11,424.81
US421#1	Thomas & Associates	June '20 Professional Services	\$1,517.75	
	MCR Partners	July '20 Professional Serv	\$2,000.00	
	Herald Argus	June '20 Legal Notice Publication	\$25.06	
	Redevelopment Association of IN	Annual Dues	\$62.50	
		Subtotal		\$3,605.31
39 North	MCR Partners	July '20 Professional Services	\$1,000.00	
		Subtotal		\$1,000.00
TOTAL OF CLAIMS				<u>\$16,030.12</u>

President Novak read the claims as presented for payment for the Kingsbury Industrial Park TIF area from the Claim Docket. Dr. Kora motioned to approve the Kingsbury Industrial Park TIF area claims in the amount of \$11,424.81. Joe Coar seconded the motion. The motion carried unanimously.

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President Novak read the claims as presented for payment for the US 421 #1 TIF area from the Claim Docket. Dr. Kora motioned to approve the US 421 #1 TIF area claims in the amount of \$3,605.31. 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. Dr. 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. 421/I94 TIF Project Update – Matt Reardon; MCR Partner

Matt Reardon announced a successful meeting was held today with Love's Travel associates and construction is scheduled to begin Spring 2021 with completion November 2021 of the \$16 million investment of a new travel center located at US 421/I94. He added the private sector has worked out issues and the county will move forward with applying for the EDA grant to assist with funding of the utility extensions. Mr. Reardon stated Love's is considering buying the TIF bonds and that MCR Partners recommends advertising for bids to get pricing. Joe Coar motioned to proceed with the bid process after the county engineer, planner and Michigan City signs off on the project and requested the financials be reviewed by Cender & Company. Mike Rosenbaum seconded the motion. The motion carried unanimously.

B. KIP Update – Matt Reardon; MCR Partners

Mr. Reardon announced the Rail Committee recommended an RFP be advertised for construction of the rail connection and switcher. Mr. Reardon stated the IEDC grant would reimburse the construction cost of rail connection and the county commissioners would lead the meetings for the RFP and public hearings.

C. 39 N Update

Mr. Reardon explained the 39 North TIF area has been shown by the La Porte County Office of Community and Economic Development to companies but with no adequate fire suppression for the area it has not been selected as potential sites. Attorney Friedman added the 39 North Conservancy District plans to apply for IEDC, IFA and EDA funds to assist with building a new water tower and plans have been submitted for an assisted living facility in that area.

D. Construction Rail Planning Committee Report/Consideration Approval, Authorization to Advertise RFP

Mr. Reardon explained the Construction & Rail Planning Committee recommended moving forward with advertisement of a Request for Proposal for the rail construction in

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Kingsbury Industrial Park. Attorney Friedman added that elements of the Indiana Code 5-23 Build Operate Transfer would be followed for the RFP of the rail construction and selection of a rail switcher for the CSX connection. Dr. Kora motioned to proceed with the RFP for the rail connection construction and selection of rail switcher. Mike Rosenbaum seconded the motion. The motion carried unanimously.

NEW BUSINESS


Tony Rodriguez stated the Community and Economic Development Office has had several visits from a prospective company seeking to move their Asian based company to the USA. The company could invest \$45 million and provide 120 full time jobs the 1st year, 200 jobs the 2nd year and 350 full time jobs the 3rd year. Attorney Friedman mentioned a \$175,000 job training program the County Council approved a few years ago could be offered as an incentive to persuade the company to choose La Porte County as their new home.

OTHER BUSINESS:

None

ADJOURNMENT

Dr. Kora motioned to adjourn the meeting at 4:30P.M. Joe Coar seconded the motion. The motion carried unanimously. The next meeting will be held on August 26, 2020.



Randy Novak
President

Attest:



Michael Rosenbaum
Secretary