

# LA PORTE COUNTY REDEVELOPMENT COMMISSION MEETING MINUTES

June 24, 2020

**AMENDED NOTICE TO INCLUDE NOTIFICATION OF ELECTRONIC PARTICIPATION AND TO ALLOW THE PUBLIC TO ATTEND ELECTRONICALLY PURSUANT TO STATE EXECUTIVE ORDER 20-04 .The below meeting of the LaPorte County Redevelopment Commissioners ("RDC) was previously noticed per I.C. 5-14-1.5-5, however, this amended notice is to further advise the public that pursuant to Executive Order 20-04 issued by Governor Eric J. Holcomb, if any member of the public does attend the meeting in person, social distancing and Executive Order guidelines on gatherings (no more than 50) shall be observed and enforced. Per State Executive Order 20-04, only one member of the Board may be physically present and only essential matters will be discussed at the meeting.**

**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 917 7159 0317, Password 900782. 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, June 24, 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 4:03 P.M.

## **PLEDGE OF ALLEGIANCE**

Pledge of Allegiance was led by President Randy Novak.

## **ROLL CALL**

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

Others Present: Attorney Shaw Friedman, Matt Reardon; MCR Partners, Tony Rodriguez; Office Community and Economic Development, Michael Bergersen Jr., and Mary Jane Thomas; Thomas & Associates.

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## 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

## APPROVAL OF MINUTES

Joe Coar motioned to approve the May 27, 2020 monthly meeting minutes as presented. Scott Cooley seconded the motion. The motion carried unanimously.

## TREASURER'S REPORT

The TIF fund balances reported:

KIP - \$174,166.06

421/I94 Area 1 - \$303,650.17

421/I94 Area 2 - \$246,594.13

39 N - \$72,396.55

Dr. Vidya Kora motioned to approve the Treasurer's Report as presented. Joe Coar 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	May '20 Professional Services	\$809.25	
	MCR Partners	June '20 Professional Serv	\$3,000.00	
	Herald Argus	May '20 Legal Notice Publication	\$26.23	
	Barnes & Thornburg	Legal Services/2349155	\$1,368.00	
	Friedman & Associates	May '20 Legal Services/10547	\$924.00	
<b>Subtotal</b>				\$6,127.48
US421#1	Thomas & Associates	May '20 Professional Services	\$809.25	
	MCR Partners	June '20 Professional Serv	\$2,000.00	
	Herald Argus	May '20 Legal Notice Publication	\$26.23	
	Friedman & Associates	June '20 Legal Services	\$1,500.00	
<b>Subtotal</b>				\$4335.48
39 North	MCR Partners	June '20 Professional Services	\$1,000.00	
<b>Subtotal</b>				<u>\$1,000.00</u>
<b>TOTAL OF CLAIMS</b>				<u>\$11,462.96</u>

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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 \$6,127.48. Scott Cooley 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. Joe Coar motioned to approve the US 421 #1 TIF area claims in the amount of \$4,335.48. Dr. Vidya Kora 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. Scott Cooley motioned to approve the 39 North TIF area claims in the amount of \$1,000.00. Dr. Vidya Kora seconded the motion. The motion carried unanimously.

## OLD BUSINESS

### **A. 421/194 TIF Project Update – Matt Reardon; MCR Partner**

Mr. Reardon provided an update on the 421/194 TIF Project which included that an agreement between TransCanada Pipeline and Love's Travel Center has been made regarding the underground pipeline on the property. Joe Coar asked Mr. Reardon if the TransCanada Pipeline agreement can be shared with property owners that have the same issues with underground pipelines on their property. Mr. Reardon responded 421 Partners, LLC has seemed to be willing to assist in such request. Love's Travel Center has also signed a purchase agreement and will be performing due diligence on the property including site plans until approximately November 2020.

Mr. Reardon stated the engineers estimate for the 421/194 Water & Sewer improvements is \$4.3 million. Currently, an EDA grant application is being completed to assist with funding the utility improvements. Mr. Reardon added if EDA could assist with 50% of the project cost, that would be good, 80% great, and 0% would be sad. The remainder of the project costs could be derived from TIF bonds with the developer purchasing the bonds to ease the bond process. Mr. Reardon gave thanks to Joe Coar for assisting with discussion with Michigan City.

Mr. Reardon stated the beautification project at 400N & Frontage Rd (southwest corner) can move forward now that the State permit has been issued, although La Porte County does not have ownership of the right-of-way yet. Mr. Reardon thanked Indiana Representative Pressel and Senator Bohacek for their help in this matter.

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President Randy Novak asked if the Redevelopment Commission can request code enforcement to access the area for violations and follow through with clean-up of the area.

## **B. KIP Update – Matt Reardon; MCR Partners**

Mr. Reardon stated there has been renewed interest for rail improvements in Kingsbury Industrial Park (KIP) and expects development agreements from a couple of KIP operators soon. These include interior rail improvements to connect CN and CSX railroads to access points. He continued the IEDC has awarded a reimbursable grant to La Porte County for KIP rail improvements and would reimburse La Porte County, which will reimburse private sector companies for the paid improvement costs. Mr. Reardon added that the La Porte County Construction and Rail Planning Committee and its sub-committees will meet to review the agreements.

Michael Bergersen, Barnes & Thornburg provided an update on the condemnation proceedings for the easement required for the rail improvements in the Kingsbury Industrial Park. Barnes & Thornburg filed in Alevizos's court last week. He added that surveys for easements came up in the title search and the parties have 30 days to respond.

## **C. 39 N Update**

Mr. Reardon stated that an EDA grant application is being completed jointly with the 39 North Conservancy District to request funding for a new water tower which will improve the water pressure in the area. President Randy Novak add the preferred option would be for the City of La Porte to own the water tower since they supply the water. Mr. Reardon stated Mr. Arnold was told the Redevelopment Commission would not support a facility without sufficient fire suppression and the BZA required a variance.

## **D. Update on County Lifeline Grants**

Tony Rodriguez, La Porte County Office of Community and Economic Development Director, provided an update on the County Lifeline Grant Applications received from county businesses negatively affected by COVID-19. He added 99% of the applicants were approved by the Lifeline Grant Review Committee and next will be reviewed by the Office of Community & Rural Affairs (OCRA).

## **NEW BUSINESS**

None

## **OTHER BUSINESS:**

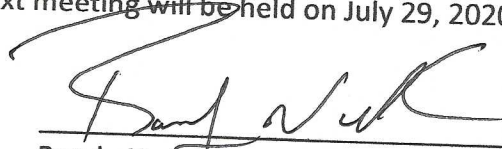
None

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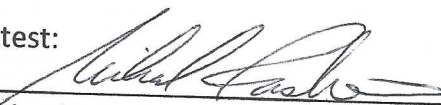
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**ADJOURNMENT**

Joe Coar motioned to adjourn the meeting at 4:27 P.M. Dr. Vidya Kora seconded the motion. The motion carried unanimously. The next meeting will be held on July 29, 2020.

  
\_\_\_\_\_  
Randy Novak  
President

Attest:

  
\_\_\_\_\_  
Michael Rosenbaum  
Secretary