

# LA PORTE COUNTY REDEVELOPMENT COMMISSION MEETING MINUTES

May 27, 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 760-178-042 (no password is required). 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, May 27, 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; Office Community and Economic Development 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.

# LA PORTE COUNTY REDEVELOPMENT COMMISSION MEETING MINUTES

May 27, 2020

**PUBLIC COMMENT**

None

**COMMUNICATIONS**

- RAI email
- Rail Summit new date

**APPROVAL OF MINUTES**

Scott Cooley motioned to approve the April 29, 2020 monthly meeting minutes as presented. Joe Coar seconded the motion. The motion carried unanimously.

**TREASURER'S REPORT**

The TIF fund balances reported:

- KIP - \$126,083.09
- 421/I94 Area 1 - \$191,461.86
- 421/I94 Area 2 - \$244,500.00
- 39 N - \$69,998.48

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	April '20 Professional Services	\$471.25	
	MCR Partners	May '20 Professional Serv	\$3,000.00	
	Herald Argus	April '20 Legal Notice Publication	\$23.00	
	Barnes & Thornburg	March '20 Legal Services/2334727	\$130.00	
		March '20 Legal Services/2334728	\$201.00	
	Friedman & Associates	May '20 Legal Services	\$1,500.00	
	Cender & Company	RDC Annual Financial Report	\$682.50	
		<b>Subtotal</b>		<b>\$6,007.75</b>
US421#1	Thomas & Associates	April '20 Professional Services	\$471.25	
	MCR Partners	May '20 Professional Serv	\$2,000.00	
	Herald Argus	April '20 Legal Notice Publication	\$23.00	
	Cender & Company	RDC Annual Financial Report	\$682.50	
		<b>Subtotal</b>		<b>\$3,176.75</b>
39 North	MCR Partners	May '20 Professional Services	\$1,000.00	
	<b>Subtotal</b>		<b>\$1,000.00</b>	
<b>TOTAL OF CLAIMS</b>				<b><u>\$10,184.50</u></b>

# LA PORTE COUNTY REDEVELOPMENT COMMISSION MEETING MINUTES

May 27, 2020

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 \$6,007.75. 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 \$3,176.75. 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. Joe Coar 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/I94 TIF Project Update – Matt Reardon; MCR Partner**

Matt Reardon announced that Love's Travel Center and the developer have signed a purchase agreement and the project seems to be moving forward. Mr. Reardon stated he recently connected with Randy Russell, Michigan City Water Department Superintendent, regarding funding assistance for the water and sewer extension and learned Michigan City is unsure if funding will be available at this time.

Mr. Reardon stated the La Porte County Redevelopment Commission is eligible to apply for an Economic Development Administration (EDA) COVID grant which could fund up to 80% of the project and minimize the amount needed through TIF Bonds. He added the next step will be gathering a team including Cender & Company, Michigan City Water & Sanitary, La Porte County Regional Sanitary District and set a path to move forward by creating a timeline using the purchase agreement as a guide. Attorney Shaw Friedman added the project should appeal to the EDA since the project has completed the engineering phase of the project. Mr. Reardon added the grant application will request for funding to cover 500 acres of a mixed-use development.

Dr. Vidya Kora motioned to proceed with the submission of an EDA grant application. Joe Coar seconded the motion. The motion carried unanimously. Dr. Vidya Kora motioned to reengage TIF activity with Cender & Company and Ice Miller. Joe Coar seconded the motion. The motion carried unanimously.

Mr. Reardon explained a conveyance of the easements to La Porte County Regional Sewer District will occur for a fee. Michigan City would maintain infrastructure and billing.

# LA PORTE COUNTY REDEVELOPMENT COMMISSION MEETING MINUTES

May 27, 2020

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

Matt Reardon explained Mr. Ed Lindborg has received communication from an agriculture chemical company, Gavilon, expressing interest in his property if a CN connection is present. Mr. Lindborg was present at the meeting and explained that he has received two (2) letters of intent, one for Gavilon, and another from a Middle East fertilizer importer.

Mr. Lindborg explained the fertilizer importer's product arrives at Wilmington, Delaware, is then shipped to Burns Harbor, put into containers and then picked up by trucks. The importer has been interested in the Kingsbury Industrial Park (KIP) for years and would begin with approximately ten (10) trains per year. Mr. Lindborg continued a company, Gavilon, that supplies a byproduct of anhydrous ammonia and has a contract with Chevron, has expressed interest in property with a CN connection to transload from a facility to trucks for distribution. Alexander Chemical has expressed interest in this connection due to the current cost of shipping and cannot compete with the current arrangement. Precoat Metals would be interested in a CN rail connection, specifically to Michigan car manufacturers. Mr. Lindborg's company, Kingsbury Elevator, has a contract for a dominant protein used in the dairy industry and the supplier has informed him of a need to upgrade from 50 to 100 cars in order to be a player and keep his contract. Mr. Lindborg added ESM would also be a perfect match as ESM has expressed interest in opening a plant in KIP to be able to ship and receive there also. He added JBC Rail has numerous prospective projects which could be realized if this connection is built. Mr. Lindborg also stated he has his first car of lumber from Canada arriving next week and recently had a phone call from a tomato pomace supplier interested in a rail connection to the area.

Mr. Lindborg stated he believes with support from La Porte County a CN connection will garner businesses and positive economics in the area. Joe Coar thanked Mr. Lindborg, Doug Davie, and Jim Carroll for bringing the prospect of the CN connection this far and expressed he would like to see the connection finalized.

At this time, Attorney Friedman explained the offer to purchase the easement needed for the rail connection has been counteroffered with, essentially, an offer to purchase all parcels instead of the easement only. Attorney Friedman explained acquiring the easement is in the public's best interest and eight (8) weeks of negotiations have not been successful. Attorney Friedman explained and recommended to proceed with condemnation. Joe Coar motioned to authorize condemnation of the easement only. Dr. Vidya Kora seconded the motion. The motion carried unanimously.

# LA PORTE COUNTY REDEVELOPMENT COMMISSION MEETING MINUTES

May 27, 2020

## **C. OCRA COVID GRANT**

Tony Rodriguez, Office Community and Economic Development Director, announced that La Porte County was awarded a COVID Response Program grant in the amount of \$250,000 to assist small businesses affected by the COVID-19 virus. Mr. Rodriguez provided a summary of the application process and stated applications are available on the county website. The submitted applications to the program, named the La Porte County Life Line Grant Program, will be reviewed by county staff and by a Life Line Grant committee to be formed of the La Porte County Redevelopment Commission members, which happen to be composed of members of the public and private sectors, along with the County Treasurer as an ex-officio member. President Novak announced the Life Line Grant Review Committee will convene within a couple of weeks to review applications.

## **NEW BUSINESS**

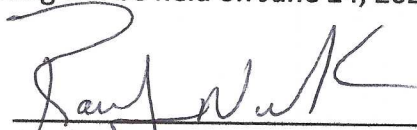
None

## **OTHER BUSINESS:**

None

## **ADJOURNMENT**

Joe Coar motioned to adjourn the meeting at 4:52 P.M. Scott Cooley seconded the motion. The motion carried unanimously. The next meeting will be held on June 24, 2020.



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

Attest:

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