

# LA PORTE COUNTY REDEVELOPMENT COMMISSION MEETING MINUTES

APRIL 29, 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, April 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 P.M.

## **PLEDGE OF ALLEGIANCE**

Pledge of Allegiance was led by Joe Coar.

## **ROLL CALL**

Randy Novak – Present

Joe Coar – Present

Dr. Vidya Kora – Present

Terry Larson – Present

Scott Cooley – Absent

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 and Mary Jane Thomas; Thomas & Associates.

## **APPROVAL OF THE AGENDA**

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

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## PUBLIC COMMENT

None

## COMMUNICATIONS

-RAI email

## APPROVAL OF MINUTES

Dr. Vidya Kora motioned to approve the March 25, 2020 monthly meeting minutes as presented. Joe Coar seconded the motion. The motion carried unanimously.

## TREASURER'S REPORT

The TIF fund balances reported:

KIP - \$134,691.53

421/194 Area 1 - \$196,686.55

421/194 Area 2 - \$244,500.00

39 N - \$69,998.48

## CLAIMS

<u>TIF</u>	<u>VENDOR NAME</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>	<u>TOTALS</u>
KIDC	Thomas & Associates	March '20 Professional Services	\$698.75	
	MCR Partners	April '20 Professional Serv	\$3,000.00	
	Herald Argus	March '20 Legal Notice Publication	\$25.94	
	Barnes & Thornburg	January '20 Legal Services	\$4,883.75	
		<b>Subtotal</b>		\$8,608.44
US421#1	Thomas & Associates	March '20 Professional Services	\$698.75	
	MCR Partners	April '20 Professional Serv	\$2,000.00	
	Herald Argus	March '20 Legal Notice Publication	\$25.94	
	Friedman & Associates	April '20 Legal Services	\$1,500.00	
		<b>Subtotal</b>		\$4,224.69
39 North	MCR Partners	April '20 Professional Services	\$1,000.00	
		<b>Subtotal</b>		\$1,000.00
		<b>TOTAL OF CLAIMS</b>		<b><u>\$13,833.13</u></b>

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 \$8,608.44. Michael Rosenbaum 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. Michael Rosenbaum motioned to approve the US 421 #1 TIF area claims in the amount of \$4,224.69. 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. Michael Rosenbaum 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. 421/194 TIF Project Update – Matt Reardon; MCR Partner**

Mr. Matt Reardon announced the COVID virus has slowed down the 421/194 Project. The developer, Love's Travel Center and the Canadian Pipeline are negotiating an agreement regarding the underground pipeline on the property. Mr. Reardon stated he will be contacting the Michigan City Mayor's office to verify they are still on board financially with the water and sewer extension. Mr. Reardon also stated MCR Partners can assist with the property procurement at no additional cost since he has the appropriate license. Michael Rosenbaum asked if that would create any conflict and Attorney Friedman stated no it would not. Mr. Reardon requested authorization to proceed with requesting quotes for the project after the County Planner Mitch Bishop and County Engineer Jay Sullivan has finalized the plans. Joe Coar motioned to authorize Matt Reardon to proceed with quotes for the utility project only after Michigan City confirms their financial commitment to the project. Michael Rosenbaum seconded the motion. The motion carried unanimously.

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

Mr. Reardon introduced Doug Davie of Midwest Warehouse. Doug Davie reported JBC Rail has brought back Anheuser-Busch as a client to KIP. Mr. Davie provided a summary of the rail connections in Kingsbury Industrial Park. He stated a 50' property easement has been obtained from the Indiana DNR for the CN connection from 1<sup>st</sup> Line Rd to Markman and the trees have been cleared. Mr. Davie added Via Rail construction plans are completed and legal has some work to do. Several other property owners are preparing to connect to the rail also. Mr. Davie said CSX is to proceed with connections when Patriot Rail is settled by JBC Rail.

Mr. Reardon added Barnes & Thornburg is working on the Babs property negotiations. Attorney Friedman reminded members that the offer must be reasonable and in good faith.

### **C. 39 TIF -Matt Reardon; MCR Partners**

None

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## **NEW BUSINESS**

### **A. OCRA COVID GRANT**

Tony Rodriguez, Director of Office of Community and Economic Development, announced LaPorte County is in good shape to receive COVID grant to assist small businesses. Mr. Rodriguez stated the requested amount on the application was \$250,000 but will likely be approved at or around \$150,000. He added a meeting was held with Mr. Gerry White, Community Liaison for the Office of Community and Rural Affairs and Mr. Matt Reardon, to obtain the necessary information. He added small businesses will only be eligible if they have not received a PPE or SBA loan. The application will be available online and each submitted application will be scored. Attorney Friedman added that assembling an award committee with both elected and non-elected officials has been suggested with the Office of Community and Economic Development overseeing the awards. Dr. Vidya Kora motioned endorsing and recommending approval by the County Council and Commissioners of the COVID-19 OCRA grant application and subsequent awards. Michael Rosenbaum seconded the motion. The motion carried unanimously.

### **B. DISCUSSION POSSIBLE RENEWABLE ENERGY ORDINANCE**

Mr. Matt Reardon explained that a private solar energy company has been seeking property in the KIP area within the past year. Mr. Reardon suggested that LaPorte County develop a code for renewable energy projects. Attorney Friedman agreed that a renewable energy ordinance would create a positive sign for prospective developers. Ordinances from other communities could be used as model. Joe Coar motioned to recommend approval of a renewable energy ordinance to the LaPorte County Plan Commission. Dr. Vidya Kora seconded the motion. The motion carried unanimously.

## **OTHER BUSINESS:**

Mr. Matt Reardon announced the IEDC has sent six (6) economic development leads within the past two (2) months, totaling \$822 million in investment and 1,600 new jobs. These leads accompany a request for very extensive due diligence including available incentives and utilities, along with cost. Mr. Reardon stated LaPorte County was recently shortlisted for Project Scale and Midwest Trade Center is searching for a 270,000 square foot building. Also, with the current COVID-19 virus, property views via drones are the recommended viewing tool for prospective companies. Mr. Reardon announced if any Commission members were interested in reviewing the leads and the IEDC lead process, to let him know so he may provide electronic documents to them.

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**ADJOURNMENT**

Michael Rosenbaum motioned to adjourn the meeting at 4:40 P.M. Dr. Vidya Kora seconded the motion. The motion carried unanimously. The next meeting will be held on May 27, 2020.



Attest:

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

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