

LA PORTE COUNTY REDEVELOPMENT COMMISSION
EXECUTIVE SESSION MEETING MINUTES
FEBRUARY 26, 2020
3:30 P.M.

An Executive Session of the La Porte County Redevelopment Commission was held at 809 State Street in Assembly Room #3 of the LaPorte County Government Complex, in the City of La Porte, on Wednesday, February 26, 2020, at the hour of 3:30 P.M. (local time), pursuant to notice duly given in accordance with the rules of the Commission and the Indiana Open Door Law.

On call of the roll, the members of the Commission were shown to be present or absent as follows:

MEMBERS PRESENT: President Randy Novak, Mike Rosenbaum, Terry Larson, and Dr. Vidya Kora

MEMBERS ABSENT: Joe Coar, Scott Cooley and Michael Mollenhauer

OTHERS PRESENT: Attorney Shaw Friedman: RDC Attorney, Mary Jane Thomas: Thomas & Associates, Matt Reardon-MCR Partners and Tony Rodriguez: Office Community and Economic Development Director.

The Commission discussed strategy with respect to initiation of litigation or litigation that is either pending or has been threatened specifically in writing and the purchase or lease of real property by the RDC up to the time a contract or option to purchase or lease is executed by the parties.

President Randy Novak hereby certifies that no topics other than those identified in the notice of Executive Session were discussed on February 26, 2020.

The Executive Session adjourned at 4:03P.M



Randy Novak, President Date

La Porte County Redevelopment Commission



Michael Rosenbaum, Secretary Date

La Porte County Redevelopment Commission

**LA PORTE COUNTY REDEVELOPMENT COMMISSION MEETING MINUTES
FEBRUARY 26, 2020**

The La Porte County Redevelopment Commission meeting was held on Wednesday, February 26, 2020 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 4:04 P.M.

PLEDGE OF ALLEGIANCE

Pledge of Allegiance was led by Terry Larson.

ROLL CALL

Randy Novak – Present

Joe Coar – Absent

Dr. Vidya Kora – Present

Terry Larson – Present

Scott Cooley – Absent

Michael Mollenhauer – Absent

Michael Rosenbaum – Present

Jan Ribordy, Ex-Officio – Absent

Others Present: Attorney Shaw Friedman, Matt Reardon, Tony Rodriguez and Mary Jane Thomas

APPROVAL OF THE AGENDA

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

PUBLIC COMMENT

None

COMMUNICATIONS

- 2020 Rail Supply Chain Summit invitation
- KIP IEDC Grant Agreement media release in Herald Argus and Building Indiana Business to name a few outlets that ran the story
- 39N Conservancy District expansion legal notice
- Redevelopment Association of Indiana bill tracking and Elected Officials Handbook.

APPROVAL OF MINUTES

Dr. Vidya Kora motioned to approve the January 29, 2020 meeting minutes as presented. Michael Rosenbaum seconded the motion. The motion carried unanimously.

TREASURER'S REPORT

The February 2020 balances were read as follows:

KIDC TIF - \$158,487.74
US 421/194 TIF - \$205,569.26
US 421 #2 TIF - \$244,500.00
39 North TIF - \$69,998.48

Dr. Vidya Kora motioned to approve the Treasurer's Report as presented. Michael Rosenbaum 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	January '20 Professional Services	\$799.50	
	MCR Partners	February '20 Professional Serv	\$3,000.00	
	Herald Argus	Legal Notice Publication, Jan '20	\$22.41	
	Barnes & Thornburg	December '19 Legal Services	\$4,981.00	
		December '19 Legal Services	\$1,103.80	
		Subtotal		\$9,906.71
US421#1	Thomas & Associates	January '20 Professional Services	\$799.50	
	MCR Partners	February '20 Professional Serv	\$2,000.00	
	Friedman & Associates	February '20 Legal Services	\$1,500.00	
	Herald Argus	Legal Notice Publication, Jan '20	\$22.41	
			Subtotal	
39 North	MCR Partners	February '20 Professional Services	\$1,000.00	
		Subtotal		<u>\$1,000.00</u>
		TOTAL OF CLAIMS		<u>\$15,228.62</u>

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 \$9,906.71. Terry Larson 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 \$4,321.91. 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. Terry Larson seconded the motion. The motion carried unanimously.

OLD BUSINESS

A. 421/I94 TIF Project Update – Matt Reardon; MCR Partners

Mr. Matt Reardon announced TransCanada Pipeline and 421 Partners, LLC have resolved the matter related to the underground pipeline on the property. He added, along with Love's Travel Center, Lower Great Lakes Kenworth, Inc. has chosen this site for their new locations. He continued the proposed development has an estimated cost of \$23 - \$25 million.

Mr. Reardon stated La Porte County Planner Mitch Bishop and County Engineer Mr. Jerry Sullivan are reviewing the Hwy 421/I94 Water and Sewer Extension Project plans in order to provide an updated cost estimate to the La Porte Redevelopment Commission. Mr. Reardon requested authorization for Cender & Company to move forward with an update on the tax revenue projections and bond counsel to begin preparation of the bond documents with a firm recommitment from the developer, 421 Partners, LLC, in writing. He added Cender & Company will assist in identifying any additional funding that may be necessary to complete the project. President Novak requested that Mr. Reardon connect with Michigan City Water and Sanitary to ensure their commitment to the project as well and to confirm their approval of the utility extension plans. Dr. Kora asked Mr. Reardon for a status update related to the funds contributed to the project by potential users of the extended water and sewer lines. Mr. Reardon answered that those funds are being held with the county auditor and that some potential users have not contributed yet but have verbally committed to do so.

Dr. Vidya Kora motioned to reopen the Hwy 421/I94 project's hard stop, authorize Cender and Company to prepare an updated projection of new TIF tax revenue and to authorize Matt Reardon to proceed with issues related to the water and sewer extension plans for the area upon President Novak's approval of a firm commitment letter by 421 Partners, LLC. Terry Larson seconded the motion. The motion carried unanimously.

B. KIP Update – Matt Reardon; MCR Partners

Mr. Reardon deferred to Attorney Friedman for an update on the county's offer to purchase property related to the CN connection on Kingsbury Industrial Park's (KIP) north side. Attorney Friedman announced along with the recent award of an IEDC grant to assist with the CSX rail connectivity in KIP, a formal offer to purchase property related to the CN rail has been prepared by Attorney Michael Bergerson, Barnes & Thornburg. As Attorney Bergerson was introduced, he congratulated Mr. Reardon's team for a great job preparing the appraisal and offer of the property. He added a formal offer letter according to required statutes has been prepared with a purchase price offer of \$40,400. Attorney Bergerson requested authorization to move forward with the formal offer, conduct any

negotiations and any related legal actions. Attorney Friedman reminded the La Porte County Redevelopment Commission is required by law to make a good faith offer for the property.

Dr. Kora mentioned the purpose of acquiring this land is for the public good, prudent from the taxpayer's standpoint and is only asking for minimal land needed for an easement to complete the track improvements. Dr. Vidya Kora motioned to authorize Barnes & Thornburg to proceed with the formal offer letter at a purchase price of \$40,500. Michael Rosenbaum seconded. The motion carried unanimously. Michael Rosenbaum added two (2) appraisals were performed and the higher appraisal amount is being offered as a good faith effort.

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

Mr. Reardon stated he attended the La Porte County Council meeting last night and heard Mr. Wallace speak of his drainage problem which will be added as an emergency issue on the EDA grant application. Attorney Friedman added that both an EDA grant and IFA grant should be pursued to maximize the possibility of securing funds towards a new 39 North Conservancy District water tower. He added he will assist in the communication between Krieg DeVault LLP, Mr. Jim McGoff (IFA COO & Director of Environmental Programs) and the 39 North Conservancy District's engineering firm, VS Engineering. President Novak confirmed the Redevelopment Commission only pays for the EDA grant effort and Attorney Friedman added the IFA loan and grant effort is being paid by the 39 North Conservancy District.

D. 35 TIF -Matt Reardon; MCR Partners

Mr. Reardon stated a 35 TIF map with parcels identified, site plan, development plan and estimated cost for infrastructure has been provided to the Redevelopment Commission and a timeline would be created internally when, and if, instructed to do so. President Novak inquired to any cost and Mr. Reardon responded there would be no cost, the hard work is done already.

NEW BUSINESS

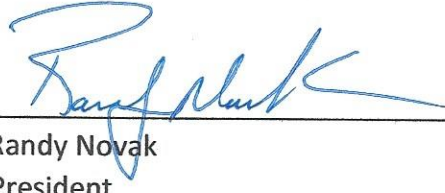
Mr. Reardon provided an update on the economic development activity in La Porte County. He added at least twelve (12) recent leads by the State of Indiana have been reviewed and some leads are particular to other counties. He stated it seems there is a lack of move-in ready buildings causing companies to look at other areas while some have shown interest in Kingsbury Industrial Park and 39 North when searching for vacant land. He mentioned if they feel a company is a good fit for Michigan City or the City of La Porte, they do reach out to the city with that information.

OTHER BUSINESS

None

ADJOURNMENT

Dr. Vidya Kora motioned to adjourn the meeting at 4:35 P.M. Terry Larson seconded the motion. The motion carried unanimously. The next meeting will be held on April 29, 2020.



Randy Novak
President

Attest:



Michael Rosenbaum
Secretary