

**LA PORTE COUNTY REDEVELOPMENT COMMISSION MEETING MINUTES
MARCH 25, 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, March 25, 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 4:05 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 – Absent

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, Karl Cender; Cender & Company and Mary Jane Thomas; Thomas & Associates.

APPROVAL OF THE AGENDA

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

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PUBLIC COMMENT

None

COMMUNICATIONS

- 2020 Rail Supply Chain Summit invitation
- VS Engineering for EDA water tower detailed budget
- LPCRDC Attorney/ President/MCR/OCED re: COVID- 19 impact on RDC March mtg.
- MCR/OCED Director re: Zoom mtg. setup
- OCED Director re: Maintenance room RSVP
- Auditor for Treasurer's report

APPROVAL OF MINUTES

Dr. Vidya Kora motioned to approve the February 26, 2020 Executive Session and monthly meeting minutes as presented. Joe Coar seconded the motion. The motion carried unanimously.

TREASURER'S REPORT

The Treasury Report was unavailable.

CLAIMS

<u>TIF</u>	<u>VENDOR NAME</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>	<u>TOTALS</u>
KIDC	Thomas & Associates	February '20 Professional Services	\$487.50	
	MCR Partners	March '20 Professional Serv	\$3,000.00	
	Herald Argus	Feb '20 Legal Notice Publication	\$23.00	
	Barnes & Thornburg	January '20 Legal Services	\$2,100.00	
		January '20 Legal Services	\$141.00	
	Friedman & Associates	March '20 Legal Services	1,500.00	
		Jan/Feb '20 Legal Services	888.00	
	Vale Appraisal group	256 E. Hupp Rd appraisal	3,000.00	
	Vince Associates, LLC	256 E. Hupp Rd appraisal	2,750.00	
		Subtotal		\$13,889.50
US421#1	Thomas & Associates	February '20 Professional Services	\$487.50	
	MCR Partners	March '20 Professional Serv	\$2,000.00	
	Herald Argus	Feb '20 Legal Notice Publication	\$23.00	
		Subtotal		\$2,510.50
39 North	MCR Partners	March '20 Professional Services	\$1,000.00	
	AEP	Streetlight	\$50.30	
		Subtotal		\$1,050.30
			TOTAL OF CLAIMS	\$17,450.30

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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 \$13,889.50. 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 \$2,510.50. 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. Vidya Kora motioned to approve the 39 North TIF area claims in the amount of \$1,050.30. Michael Mollenhauer seconded the motion. The motion carried unanimously.

OLD BUSINESS

A. 421/194 TIF Project Update – Matt Reardon; MCR Partners

Mr. Matt Reardon stated there are no new developments since last meeting.

B. KIP Update – Matt Reardon; MCR Partners

Mr. Reardon explained JBC Rail has indicated they will be forwarding the Rail Committee a contract for storage of railcars for consideration. He stated upon receiving the contract he will forward to Attorney Friedman and the Rail Committee for review. Mr. Reardon added only a significant long-term plan would activate the use of the IEDC grant funds. MCR Partners reported no movement on Aldon rail testing, as MCR Partners has not heard from Aldon. Eminent domain proceedings are ongoing.

C. 39 TIF -Matt Reardon; MCR Partners

Mr. Matt Reardon explained a proposal for senior housing was received. The proposal indicated all insurance requirements could be met. Attorney Friedman added that both an EDA grant and IFA grant are being pursued to maximize the possibility of securing funds towards a new 39 North Conservancy District water tower. He also stated the Circuit Court has approved the annexation of Shady Grove Mobile Home Park which only requires septic sewers. 39N is aware new development on hold, no dry hydrants permitted.

NEW BUSINESS

A. Consideration of the Annual Report of the La Porte County Redevelopment Commission for Fiscal Year Ending December 31, 2019

Mr. Karl Cender, Cender & Company, presented the Annual Report of the La Porte County Redevelopment Commission for Fiscal Year Ending December 31, 2019. Dr. Vidya Kora motioned to approve the Annual Report of the La Porte County Redevelopment Commission for Fiscal Year Ending December 31, 2019. Joe Coar seconded the motion. The motion carried unanimously.

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B. Resolution of the La Porte County Redevelopment Commission Concerning the 2021 Budget Year Determination for Tax Increment for the La Porte County Redevelopment Commission Allocation Areas

Mr. Cender explained the intent of the Resolution of the La Porte County Redevelopment Commission Concerning the 2021 Budget Year Determination for Tax Increment for the La Porte County Redevelopment Commission Allocation Areas. Dr. Kora motioned to approve the Resolution of the La Porte County Redevelopment Commission Concerning the 2021 Budget Year Determination for Tax Increment for the La Porte County Redevelopment Commission Allocation Areas. Michael Mollenhauer seconded the motion. The motion carried unanimously. Recapture letters to be sent by July 15, 2020.

C. Consideration of a Resolution Adopting the State Board of Accounts Guidance Authorizing the Redevelopment Commission President to Approve Monthly Claims during the Health Emergency

Attorney Friedman explained the resolution provides the La Porte County Redevelopment Commission President the authority to approve the monthly claims in the absence of a monthly meeting, under certain conditions. Joe Coar motioned to approve the Resolution Adopting the State Board of Accounts Guidance Authorizing the Redevelopment Commission President to Approve Monthly Claims during the Health Emergency. Dr. Vidya Kora seconded the motion. The motion carried unanimously.

OTHER BUSINESS:


Dr. Vidya Kora asked Mr. Reardon and Mr. Tony Rodriguez, La Porte County Office of Community & Economic Development Director, to place the federal stimulus package's information on the Economic Development website for the convenience of the La Porte County businesses. Mr. Rodriguez and Bailey McGrath, Community Development Specialist, discussed their ongoing efforts in assisting businesses during the health emergency.

ADJOURNMENT

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

Attest:


Michael Rosenbaum
Secretary


Randy Novak
President