

LA PORTE COUNTY REDEVELOPMENT COMMISSION MEETING MINUTES
DECEMBER 16, 2020

AMENDED NOTICE TO INCLUDE NOTIFICATION OF ELECTRONIC PARTICIPATION AND TO ALLOW THE PUBLIC TO ATTEND ELECTRONICALLY PURSUANT TO STATE EXECUTIVE ORDER.

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 94870943175, Passcode 621589 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, December 16, 2020 at 4 P.M. (CDT), in Room #3, County Complex.

CALL TO ORDER

Meeting called to order by President Randy Novak, at 4:00 P.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 – Present
Michael Rosenbaum – Present
Jan Ribordy, Ex-Officio -Absent

Others Present: Attorney Shaw Friedman, Matt Reardon; MCR Partners, Bailey McGrath and Tony Rodriguez; Office Community and Economic Development, Mary Jane Thomas; Thomas & Associates, Mike Dempsey, Karl Cender; Cender & Company and Jay Sullivan: County Engineer.

APPROVAL OF THE AGENDA

Joe Coar motioned approve the presented agenda. Vidya Kora seconded the motion. The motion carried unanimously.

PUBLIC COMMENT

None

COMMUNICATIONS

None

APPROVAL OF MINUTES

Joe Coar motioned to approve the November 2020 special meeting minutes as presented. Vidya Kora seconded the motion. The motion carried unanimously.

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TREASURER'S REPORT

KIDC TIF-\$72,312.36
421/I-94 TIF-\$276,200.22
421/I-94 TIF2-\$107,269.53
39 N TIF-\$66,396.55

Michael Rosenbaum motioned to approve the Treasurer's Report as presented. Vidya Kora 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	November '20 Professional Services	\$325.00	
	MCR Partners	December '20 Professional Services	\$3,000.00	
	Herald Argus	November '20 Legal Notice Publication	\$14.14	
	Cender & Company	Professional Services Inv#8361	\$181.25	
			Subtotal	\$3,520.39
US421#1	Thomas & Associates	November '20 Professional Services	\$325.00	
	MCR Partners	December '20 Professional Services	\$2,000.00	
	Herald Argus	November '20 Legal Notice Publication	\$14.15	
	Friedman & Associates	December '20 Legal Services	\$1,500.00	
	Cender & Company	Professional Services Inv#8361	\$631.25	
		Subtotal	4,470.40	
39 North	MCR Partners	December '20 Professional Services	\$1,000.00	
	Cender & Company	Professional Services Inv#8361	\$181.25	
		Subtotal	<u>\$1,181.25</u>	
			TOTAL OF CLAIMS	<u>\$9,172.04</u>

TIF settlements are expected in January 2021

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 \$3,520.39. 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. Michael Rosenbaum motioned to approve the US 421 #1 TIF area claims in the amount of \$4,470.40. Joe Coar seconded the motion. The motion carried unanimously.

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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 \$1,181.25. Vidya Kora seconded the motion. The motion carried unanimously.

OLD BUSINESS

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

MCR Partners; Matt Reardon updated the Commission on the snafu pipeline issue with Trans Canada. We are back spinning our wheels with Loves. A combined effort with Loves, 421 Partners, funding agencies is needed, as government does not have all dollars for the project. Trans Canada demand is a problem for future development on adjacent properties. RDC continues to work on grant funding for the project. Michigan City Water Utility has committed \$250,000.00 to the project. Mr. Reardon hopes the Michigan City Sewer Utility feels the same way. Legislators must help at all levels, federal, state to move Trans Canada along. Mr. Kora stated the Love's Travel Center must move forward. President Novak asked if any these concerns are in writing. Joe Coar stated this is disappointing as it is difficult for landowners to bring development without infrastructure. Jay Sullivan; County Engineer reviewed the bid tabulation with the Commission. Mr. Sullivan stated he reviewed seven of seven responsive bids. The lowest responsive bidder for the 421-utility infrastructure project is Grimmer.

B. KIP Update – Matt Reardon; MCR Partners

MCR Partners; Matt Reardon reported JBC Rail is plowing along in the process with IEDC for reimbursement. Landowners have concerns regarding access, suggesting **w** half on property owned by RDC. The landowners were reminded standard access to property remains in place, regardless of property ownership. JBC Rail has drone footage to share with the Commission of KIP track.

RDC Attorney Friedman informed the Commission the Courts have decided on the commendation on the N side of the park for the south CSX connection. The three (3) Appraisers valued the easement property at \$67,230. Attorney Friedman suggested this is not a 'taking' but rather a well-defined payment. Attorney Friedman requested payment to the Court be placed on the January docket. Upon payment to the Court, the Commission will be able to take possession in forty-five (45) days. Furthermore, this is very good news. Connection of two (2) class one railroads in KIP will distinguish KIP as a dual served rail facility. Attorney Friedman commended the RDC for their continuous, supportive efforts over the years. He is pleased with the appraiser reports and appreciate the support of the Commission to condemn. President Novak stated the purchase attempt has been going on for years. The RDC has gone above and beyond in the normal way. The RDC exhausted all avenues before the RDC decided to condemn the needed easement property. Vidya Kora added, a lady asked him at the hospital, what is happening with KIP? Vidya Kora was pleased to report to her good news. Mr. Kora stated he has supported the KIP rail project since 2013 to the end of his term this year. MCR Partners will call Kingsbury Elevator in the next few days for an update on when the CN Connection will be made. Michael

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Mollenhauer asked if a crossing with signals, lights is needed. Matt Reardon responded likely an at grade crossing like all the other rail crossing in the Park.

C. 39 N Update

MCR Partners; Matt Reardon stated his response to leads, particularly, Anacostia, status quo-water tower before additional development. RDC Attorney Friedman informed the Commission EDA funding for the water tower continues to be pursued. A recent call with EDA was beneficial and promising. The 39N Conservancy District has committed \$250,000.00 toward the local match to the project. However, this is not enough, and additional local funding is needed. 39 N Conservancy District is considering asking the La Porte County Council for Major Moves funding. President Novak said 39N has to get all the funding lined up.

NEW BUSINESS

A. TIF Budget Report to Taxing Jurisdictions

Karl Cender; Cender & Company presented the LPCRDC Overlapping Units 2020 Report. Mr. Cender stated the report describes each TIF budget, long term plan and impact on each taxing unit. Exhibit C of the report details the impact on each taxing unit. Mr. Cender stated schools are not included as school capital needs are now part of the operation fund, thus, the RDC TIF districts do not impact the schools anymore. After some discussion, Joe Coar motioned to adopt the LPCRDC Overlapping Units 2020 Report. Vidya Kora seconded the motion. The motion carried unanimously.

B. Consideration of MCR Partners 2021 Contract for Professional Services

The Commission reviewed MCR Partners 2021 contract for professional services in the amount of \$72,000.00. RDC Attorney Friedman noted the proposed contract is inconsistent with previous contracts. After some discussion, Joe Coar motion to approve the MCR Partners 2021 contract, in the amount of \$72,000.00 as presented. Vidya Kora seconded the motion. The motion carried unanimously.

C. Consideration of Thomas & Associates 2021 contract for Professional Services

The Commission reviewed Thomas & Associates 2021 contract for professional services. After some discussion, Michael Rosenbaum motioned to approve Thomas & Associates 2021 hourly rate contract, as presented. Joe Coar seconded the motion. The motion carried unanimously.

D. Consideration of Cender & Company 2021 Contract for Professional Financial Services

The Commission reviewed Cender & Company 2021 contract for professional financial services in the amount of \$20,000.00. After some discussion, Joe Coar motioned to approve Cender & Company's 2021, \$20,000.00 contract, as presented. Vidya Kora seconded the motion. The motion carried unanimously.

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E. Consideration of the LPCRDC 2021 Meeting Schedule

The Commission reviewed the proposed 2021 meeting schedule. After some discussion, Michael Rosenbaum motioned to adopt the LPCRDC 2021 meeting schedule, as presented. Scott Cooley seconded the motion. The motion carried unanimously.

OTHER BUSINESS:

Vidya Kora thanked the volunteer members of the RDC, assisted by good staff-Matt Reardon, Tony Rodriguez, Mary Jane Thomas, Bailey McGrath that have made good things happen in the County. President Novak thanked Vidya Kora all he has done with the Commission.

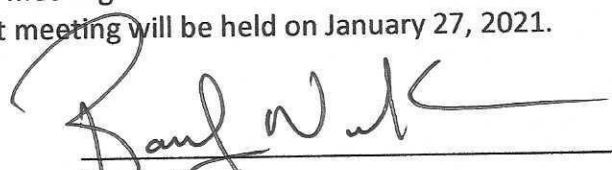
Tony Rodriguez addressed the Commission reminding them of their crucial role in the OCRA COVID 19 Lifeline Grants. Round 2 COVID 19 grants, totaling \$250,000.00 could not have happened without the RDC transparency. Forty (40) La Porte County businesses have received Lifeline grant checks.

Mr. Rodriguez shared with the Commission Lippert Components hosted its' first hiring event. Two hundred and seven (207) people attended seeking one of fifty (50) available positions. COVID 19 measures were in place at the event. Bailey McGrath was commended for her first-class job on creating the successful hiring event. LaPorte County is getting a reputation for getting things done, Mr. Rodriguez stated.

President Novak stated 2020 was the best year of his six (6) years on the Council even with the pandemic. Joe Coar stated the team is good and he hopes it stays the same next year. Great things are happening, Mr. Coar said.


ADJOURNMENT

Vidya Kora motioned to adjourn the meeting at 4:55P.M. Joe Coar seconded the motion. The motion carried unanimously. The next meeting will be held on January 27, 2021.



Randy Novak
President

Attest:



Michael Rosenbaum
Secretary