

LA PORTE COUNTY REDEVELOPMENT COMMISSION SPECIAL MEETING MINUTES
NOVEMBER 30, 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 91973982333, Passcode -none You can also download the free Zoom app to your smartphone and join the meeting via the app.

The La Porte County Redevelopment Commission Special Zoom meeting was held on Monday, November 30, 2020 at 4 P.M. (CDT).

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 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 -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, Carolyn Hunt and Trisha Volle.

APPROVAL OF THE AGENDA

Michael Rosenbaum motioned approve the presented agenda. Joe Coar seconded the motion. The motion carried unanimously.

PUBLIC COMMENT

None

COMMUNICATIONS

- Access La Porte County COVID notice
- EDA CARES Grant 421 letter
- Rail Summit 2020

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APPROVAL OF MINUTES

Joe Coar motioned to approve the October 2020 monthly meeting minutes as presented. Michael Mollenhauer seconded the motion. The motion carried unanimously.

TREASURER'S REPORT

No report

CLAIMS

<u>TIF</u>	<u>VENDOR NAME</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>	<u>TOTALS</u>
KIDC	Thomas & Associates	October '20 Professional Services	\$533.00	
	MCR Partners	November '20 Professional Services	\$3,000.00	
	Herald Argus	October '20 Legal Notice Publication	\$11.34	
	Friedman & Associates	November '20 Legal Services	\$1,500.00	
	Friedman & Associates	Legal Services Inv#10577	\$1,585.50	
	Friedman & Associates	Legal Services Inv#10583	\$250.50	
	Barnes & Thornburg	Legal Services Inv#2388407	\$5,076.00	
	Barnes & Thornburg	Legal Services Inv#2401093	\$16,977.50	
		Subtotal		\$28,933.84
US421#1	Thomas & Associates	October '20 Professional Services	\$533.00	
	MCR Partners	November '20 Professional Services	\$2,000.00	
	Herald Argus	October '20 Legal Notice Publication	\$11.33	
			Subtotal	
39 North	MCR Partners	November '20 Professional Services	\$1,000.00	
		Subtotal		<u>\$1,000.00</u>
			TOTAL OF CLAIMS	<u>\$32,478.17</u>

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 \$28,933.84. Dr. Kora seconded the motion. The motion carried unanimously. Michael Rosenbaum noted Friedman & Associates litigation services are billed separately, not as part of the retainer, as per the contract.

President Novak read the claims as presented for payment for the US 421 #1 TIF area from the Claim Docket. Scott Cooley motioned to approve the US 421 #1 TIF area claims in the amount of \$2,544.33. Dr. 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. Dr. Kora motioned to approve the 39 North TIF area claims in the amount of \$1,000.00. Scott Cooley seconded the motion. The motion carried unanimously.

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OLD BUSINESS

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

Matt Reardon: MCR Partners updated the Commission on the Love's Travel Center project. Matt stated the Pipeline reneged on previous agreement with Love's regarding the pipeline on the property. The Pipeline now wants six million cash from Love's. Love's responded this is not what was agreed too. Legislative efforts are underway to address this unexpected challenge.

B. KIP Update – Matt Reardon; MCR Partners

President Novak stated the KIP JBC Rail was worthwhile. It supported the need to expand infrastructure in KIP. Joe Coar stated he was amazed by the amount of track installed by our partners IEDC, Davie, and JBC Rail. Michael Mollenhauer was impressed by all the connections made to existing rail. Seeing the number of rail cars stored on the track by Davie and JBC is a sign of the progress being made toward economic growth in KIP. Attorney Friedman updated the Board on the condemnation. We are waiting on the appraiser report to be presented to the court. One appraiser was out with COVID. The BOT is signed. Matt Reardon stated the BOT was stitched together carefully keeping in mind the South Shore Freight.

C. 39 N Update

Attorney Friedman updated the Board on the 39 N water tower project. He stated an excellent phone call occurred with EDA and Thomas & Associates, grant writer, for the project. EDA suggested directing efforts to apply for Disaster Funding, instead of CARES funding since CARES dollars are just about all obligated. 39N has committed a portion of the match for the EDA grant. Attorney Friedman stated he is in conversation with IEDC seeking the balance of the match support. The Redevelopment Commission continued commitment to support the grant writing is appreciated.

NEW BUSINESS

A. 39 N TIF Committee Discussion

President Novak invited thoughts on the creating a 39 N Committee to bring all project partners to the table on a regular basis to track the project. Attorney Friedman shared a good meeting was held with 39 N Conservancy District Board and City of La Porte discussing the project. The contract with City of La Porte for water is not up for 2 to 3 years creating a good window of opportunity for continued, helpful discussions with the City of La Porte. Based on this update, the creation of a 39N Committee was deferred to a future meeting.

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OTHER BUSINESS:

President Novak shared with the Commission he attended a ribbon cutting last Friday, for Pet Hero, a new veterinary clinic in Westville. The County Council granted a tax abatement in support of this economic development project.

It was announced Representative Pressel, with his seniority, has become Chairman of the powerful Roads Committee.

ADJOURNMENT

Joe Coar motioned to adjourn the meeting at 4:31P.M. Scott Cooley seconded the motion. The motion carried unanimously. The next meeting will be held on December 16, 2020.



Randy Novak
President

Attest:



Michael Rosenbaum
Secretary