

**LA PORTE COUNTY REDEVELOPMENT COMMISSION MEETING MINUTES  
OCTOBER 28, 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 959 916 13305 , Passcode 707821 . 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 and in person meeting was held on Wednesday, October 28, 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 4:01 P.M.

**PLEDGE OF ALLEGIANCE**

Pledge of Allegiance was led by Dr. Kora.

**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 -Present

Others Present: Attorney Shaw Friedman, Matt Reardon; MCR Partners, Bailey McGrath and Tony Rodriguez; Office Community and Economic Development, and Mary Jane Thomas; Thomas & Associates.

**APPROVAL OF THE AGENDA**

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

**PUBLIC COMMENT**

None

**COMMUNICATIONS**

- USI Smith EDA beneficiary form 39N  
-OCED re: HD Westville abatement legal ad on RDC HD invoice  
-RAI info distributed to RDC  
-Friedman/MCR invoices

# LA PORTE COUNTY REDEVELOPMENT COMMISSION MEETING MINUTES

OCTOBER 28, 2020

- MCR CRCP October mtg.
- Ganz-421 Partners update on infrastructure
- Herald Dispatch claims legal publication

## APPROVAL OF MINUTES

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

## TREASURER'S REPORT

The TIF fund balances reported by the Treasurer are:

- KIP - \$105,228.70
- 421/194 Area 1 - \$285,186.14
- 421/194 Area 2 - \$107,269.53
- 39 N - \$68,396.55

Michael Rosebaum motioned to approve the Treasurer's Report as presented. Joe Coar 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	September '20 Professional Services	\$968.50	
	MCR Partners	October '20 Professional Services	\$3,000.00	
	Herald Argus	September '20 Legal Notice Publication	\$14.00	
		<b>Subtotal</b>		<b>\$3,982.50</b>
US421#1	Thomas & Associates	September '20 Professional Services	\$2,723.50	
	MCR Partners	October '20 Professional Services	\$2,000.00	
	Herald Argus	September '20 Legal Notice Publication	\$218.09	
	Friedman & Associates	October 20' Legal Services	\$1,500.00	
		<b>Subtotal</b>		<b>\$6,441.59</b>
39 North	MCR Partners	October '20 Professional Services	\$1,000.00	
		<b>Subtotal</b>		<b><u>\$1,000.00</u></b>
<b>TOTAL OF CLAIMS</b>				<b><u>\$11,424.09</u></b>

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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 \$3,982.50. Dr. 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. Kora motioned to approve the US 421 #1 TIF area claims in the amount of \$6,441.59. 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. Joe Coar motioned to approve the 39 North TIF area claims in the amount of \$1,000.00. Dr. Kora seconded the motion. The motion carried unanimously.

**OLD BUSINESS**

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

1. Bid Opening 421 project: Matt Reardon: MCR Partners presented the sealed 421 utility infrastructure project bids to Commission Attorney Friedman. The sealed bids were opened and read aloud as follows:

- GE Marshall.....	\$4,637,887.70
- D & M Excavating.....	\$4,984,303.00
- HRP Construction.....	\$4,375,000.00
- H & G Underground.....	\$4,465,022,90
- Grimmer Construction.....	\$4,222,742.00
-LGS Plumbing, Inc.....	\$6,660,539,47
-Woodruff Sons.....	\$5,218,817.88

Dr. Kora motioned to refer the bids to the County Engineer and Planner for review and recommendation. Joe Coar seconded the motion. The motion carried unanimously.

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

Matt Reardon: MCR Partners reported JBC has started the rail project. The IEDC grant has requirements for reimbursement that have been shared with JBC. Matt and Russ will reach out to JBC to schedule a site visit next week. The day, date and time of the site visit will be emailed to Commission members.

Commission Attorney Friedman reported the appraisers walked the site with Matt Reardon. The discussion with the appraisers focused on land needs for the easement.



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**C. 39 N Update**

A meeting was held with the City of La Porte and 39 N Conservancy District regarding the 39 N Conservancy District water utility agreement with the City of La Porte. The two (2) groups are collaborating on developing opportunities to improve the water infrastructure in the district for economic growth. Opportunities to date include EDA funding, Krieg team funding research and legislative funding in State budget.

**NEW BUSINESS**

**A. Construction Rail Planning Committee Membership Restructure**

The Commission was informed David Decker and Jim Thompson have resigned from the Construction Rail Planning Committee. The Redevelopment Commission will begin the search for candidates to replace Mr. Decker and Mr. Thompson. Furthermore, the Commission will reach out to Mayor Dermody regarding his interest in continuing to serve on the Committee.

**OTHER BUSINESS:**

**A. OCRA Covid-19 Grant Update – Office of Community and Economic Development and the La Porte County Action Fund Ad Hoc Committee**

It was announced the Ad Hoc Committee of the Redevelopment Commission will meet after this meeting to review La Porte County Action Fund Phase 2 recommendations for grant awards.

The Commission discussed and agreed by consensus to cancel the November meeting. The next meeting of the Commission will be December 16, 2020.

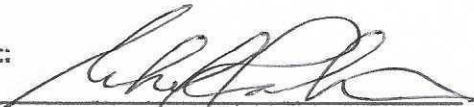
**ADJOURNMENT**

Joe Coar motioned to adjourn the meeting at 4:36P.M. Dr. Kora seconded the motion. The motion carried unanimously. The next meeting will be held on December 16, 2020.



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Randy Novak  
President

Attest:



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Michael Rosenbaum  
Secretary