

LA PORTE COUNTY REDEVELOPMENT COMMISSION MEETING MINUTES  
SEPTEMBER 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 98537166721, Password 891361. 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, September 30, 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 4:00 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 – Absent  
Michael Mollenhauer – Present  
Michael Rosenbaum – Present  
Jan Ribordy, Ex-Officio -Present

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

**APPROVAL OF THE AGENDA**

Joe Coar motioned to add a COVID -19 grant update under "Other Business" and approve the amended agenda. Dr. Vidya Kora seconded the motion. The motion carried unanimously.

**PUBLIC COMMENT**

None

**COMMUNICATIONS**

Barnes & Thornburg – Regarding Credit of payment of \$3,000.00  
Rail Summit – October 15, 2020, attendance in person  
JBC Rail Agreement  
Condemnation Order for KIP Easement

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**APPROVAL OF MINUTES**

Michael Rosenbaum motioned to approve the August 2020 monthly meeting minutes as presented. Michael Mollenhauer seconded the motion. The motion carried unanimously.

**TREASURER'S REPORT**

Joe Coar motioned to approve the Treasurer's Report as presented. Michael Rosenbaum seconded the motion. The motion carried unanimously. The TIF fund balances reported were:

KIP - \$133,472.36  
 421/194 Area 1 - \$290,144.93  
 421/194 Area 2 - \$107,269.53  
 39 N - \$69,396.55

**CLAIMS**

<u>TIF</u>	<u>VENDOR NAME</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>	<u>TOTALS</u>
KIDC	Thomas & Associates	August '20 Professional Services	\$2,944.50	
	MCR Partners	September '20 Professional Services	\$3,000.00	
	Barnes & Thornburg	Legal Services/#00035730-000018	\$3,150.00	
	Barnes & Thornburg	Legal Services/#00035730-000007	\$16,287.00	
	Friedman & Associates	Legal Services/Inv#10566	\$550.50	
	Friedman & Associates	Legal Services/Inv#10573	\$687.00	
	Friedman & Associates	September '20 Legal Services	\$1,500.00	
	Herald Argus	August '20 Legal Notice Publications	\$124.63	
		<b>Subtotal</b>		\$28,243.63
US421#1	Thomas & Associates	August '20 Professional Services	\$2,944.50	
	MCR Partners	September '20 Professional Services	\$2,000.00	
	Herald Argus	August '20 Legal Notice Publication	\$14.29	
		<b>Subtotal</b>		\$4,958.79
39 North	MCR Partners	September '20 Professional Services	\$1,000.00	
		<b>Subtotal</b>		<u>\$1,000.00</u>
<b>TOTAL OF CLAIMS</b>				<u>\$34,202.42</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 \$28,243.63. Michael Mollenhauer 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 \$4,958.79. 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. Joe Coar motioned to approve the 39 North TIF area claims in the amount of \$1,000.00. Michael Rosenbaum seconded the motion. The motion carried unanimously.

**OLD BUSINESS**

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

Mr. Matt Reardon provided an update on the project bidding status. He announced the project bids are expected to be opened at the Redevelopment Commission meeting on October 28, 2020. At that time, bids will be taken under advisement and reviewed. He added bids and pricing will be good for 120 days and the current engineer estimate exceeds \$4 million and an Economic Development Administration (EDA) CARES grant application has been submitted to assist with the cost. Attorney Friedman read aloud an email from Karl Cender, Cender & Company, relaying the up to date funding scenarios. Mr. Cender explained via the email a shortfall appears to be between \$1.2 to \$1.5 million and once it is determined if the developer will purchase the bonds more definitive figures will be available.

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

Mr. Matt Reardon and Attorney Friedman provided an update for the KIP rail switch and extension. Attorney Friedman stated the La Porte County Council will consider the Build, Operate, Transfer (BOT) JBC Rail agreement for the rail extension. He added this agreement intends to create a connection with both CN and CSX railroads. Mr. Reardon explained the reimbursable IEDC grant process for payment of JBC Rail's invoices and more information will be known in the next few weeks regarding the reimbursable procedure. Attorney Friedman added JBC Rail's first request for reimbursement includes pre-contract expenses such as topographical surveys and clearing of easements.

Attorney Friedman announced the condemnation process to acquire the easement needed for the CN connection continues to move forward. The Judge at a recent hearing appointed three (3) appraisers and instructed them to report back within 30 days.

**C. 39 N Update**

Attorney Friedman stated the City of La Porte Planner, Water Department and city officials will be attending a Zoom 39 North Conservancy District meeting this Friday morning, October 2, 2020. The meeting was scheduled to provide discussion on long-term planning and collaboration regarding the need for adequate fire protection in the 39 North area. Attorney Friedman invited all members of the Redevelopment Commission to attend and to call his office for the Zoom meeting ID if anyone is interested.

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**NEW BUSINESS**

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

Dr. Vidya Kora motioned for the Construction Rail Planning Committee to be restructured since a few have resigned. Joe Coar seconded the motion. The motion carried unanimously.

**OTHER BUSINESS:**

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

Mr. Tony Rodriguez and Ms. Bailey McGrath provided an update on the OCRA Covid-19 business grants which were awarded during the 1<sup>st</sup> round of the grant. Ms. McGrath reviewed the COVID – 19 Round 2 business grant requirements as some standards have been adjusted to maximize the grant funds for all La Porte County businesses.


Mr. Rodriguez thanked the La Porte County Action Fund Committee Ad Hoc group members for their support and time invested in the application review process. Action Fund Committee Member Michael Rosenbaum motioned to approve and kick off Round 2 of the OCRA Covid-19 La Porte County Action Fund grant funding and Committee Member Joe Coar seconded the motion. The motion carried unanimously.

**ADJOURNMENT**

Joe Coar motioned to adjourn the meeting at 4:42 P.M. Michael Mollenhauer seconded the motion. The motion carried unanimously. The next meeting will be held on October 28, 2020.

  
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Randy Novak  
President

Attest:

  
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Michael Rosenbaum  
Secretary