

LA PORTE COUNTY REDEVELOPMENT COMMISSION MEETING MINUTES
AUGUST 26, 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 94037602040, Password 365477. 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, August 26, 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 4:03 P.M.

PLEDGE OF ALLEGIANCE

Pledge of Allegiance was led by Scott Cooley.

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, Bailey McGrath; Office Community and Economic Development, and Mary Jane Thomas; Thomas & Associates.

APPROVAL OF THE AGENDA

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

PUBLIC COMMENT

None

COMMUNICATIONS

None

APPROVAL OF MINUTES

Joe Coar motioned to approve the July 29, 2020 monthly meeting minutes as presented. Scott Cooley seconded the motion. The motion carried unanimously.

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TREASURER'S REPORT

The TIF fund balances reported: (Same as last month as Treasurer's Report not available)

KIP - \$168,038.58

421/I94 Area 1 - \$298,314.69

421/I94 Area 2 - \$107,269.53

39 N - \$71,396.55

CLAIMS

<u>TIF</u>	<u>VENDOR NAME</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>	<u>TOTALS</u>
KIDC	Thomas & Associates	July '20 Professional Services	\$1,036.75	
	MCR Partners	August '20 Professional Serv	\$3,000.00	
	Herald Argus	July '20 Legal Notice Publication	\$27.70	
	Herald Argus	Aug '20 RFP Legal Publication	\$220.66	
	Barnes & Thornburg	Legal Services/Inv#2368319	\$2,864.00	
	Barnes & Thornburg	Legal Services/Inv#2368320	\$14,505.80	
	Friedman & Associates	Legal Services/Inv#10561	\$1,486.50	
		Subtotal		\$23,141.41
US421#1	Thomas & Associates	July '20 Professional Services	\$1,036.75	
	MCR Partners	August '20 Professional Serv	\$2,000.00	
	Herald Argus	July '20 Legal Notice Publication	\$27.70	
	Friedman & Associates	August '20 Legal Services	\$1,500.00	
		Subtotal		\$4,564.45
39 North	MCR Partners	August '20 Professional Services	\$1,000.00	
		Subtotal		<u>\$1,000.00</u>
			TOTAL OF CLAIMS	<u>\$28,705.86</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 \$23,141.41. Scott Cooley seconded the motion. The motion carried unanimously. Michael Rosenbaum requested, the time expended related to Barnes & Thornburg's invoices, to the LPCRDC, be included on the Barnes & Thornburg invoice.

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 \$4,564.45. 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. Michael Rosenbaum motioned to approve the 39 North TIF area claims in the amount of \$1,000.00. Joe Coar seconded the motion. The motion carried unanimously.

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OLD BUSINESS

A. 421/I94 TIF Project Update – Matt Reardon; MCR Partner

Mr. Matt Reardon stated the engineers are finalizing the bid documents for the 421/I94 water & sewer extension project. The project is expected to go out to bid in September. He added a request for letters of support from Congressman Visclosky, Senators Todd Young and Mike Braun has been made to accompany the EDA Cares grant application for the project.

B. KIP Update – Matt Reardon; MCR Partners

Mr. Matt Reardon announced the La Porte County Construction Rail Planning Committee recommended at their last meeting that JBC Rail's proposal be accepted by the Redevelopment Commission for the KIP Build, Operate, Transfer (BOT) contract. Attorney Friedman added four (4) complete proposals were received related to the Request for Proposal (RFP) advertised. Attorney Friedman also recommended JBC Rail be awarded the BOT contract.

Mr. Reardon stated ongoing negotiations are being held with a prospective business to locate in La Porte County which would include a \$25MM investment and 120 jobs.

Attorney Friedman announced an unopposed agreed order by both parties is currently before a judge related to the condemnation of property needed for the KIP CN connection. He added a signed order of condemnation should be issued within the next few days and the process is moving quickly.

C. 39 N Update

Mr. Matt Reardon announced the La Porte County Board of Zoning Appeals (BZA) approved the construction of an assisted living senior center contingent on the installation of a new water tower which will provide adequate fire protection with water from the City of La Porte Water Department. The La Porte County Council President Randy Novak was present at the BZA meeting. Attorney Friedman added multiple grant funding applications are being prepared for the project. Indiana Economic Development Corporation (IEDC) and Indiana Finance Authority (IFA) proposals prepared by Krieg Devault, LLP are being paid for by the 39 North Conservancy District and an Economic Development Administration (EDA) grant application is being paid for by the La Porte County Redevelopment Commission. In addition, Mr. Randy Strasser, Business Development Director and Engineer for the 39 North Conservancy District, was present for the meeting and stated he has reached out to the Office of Community and Rural Affairs (OCRA) and Gerry White, OCRA's La Porte County Liaison, for direction related to the income designation for the 39 North area. Mr. Strasser stated a project area expansion and income survey may be needed to meet the Low-to-Moderate Income (LMI)

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OCRA requirements for funding. He added expanding to the North is a long-term goal of the 39 North Conservancy District.

Mr. Strasser stated that prior to applying for a construction grant for the water tower, planning grant funding could be sought for required Preliminary Engineering Reports (PER) for water, sewer, and stormwater in the project area. The planning process would take approximately six (6) months to complete. President Randy Novak added that a moratorium should be placed on new construction in the 39 North area until water lines and water supply for adequate fire protection can be provided to the area.

D. Construction Rail Planning Committee Report/Consideration and Review of RFP

Responses:

Joe Coar motioned to accept the JBC Rail Build-Operate-Transfer (BOT) proposal recommended by the La Porte County Construction Rail Planning Committee. Michael Mollenhauer seconded the motion. The motion carried unanimously. Michael Rosenbaum suggested a special meeting be held to review the proposal prior to forwarding to the Board of Commissioners for approval.

NEW BUSINESS

A. Consideration of Resolution 2020-03 - Authorizing the Local Match Commitment and Submission of the 2020 EDA Public Works and Economic Adjustment Assistance Programs including CARES Act Funding to the Economic Development Administration (EDA)

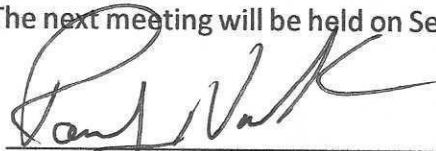
Dr. Kora motioned to approve Resolution 2020-03 authorizing the local match commitment and submission of the 2020 EDA Public Works and Economic Adjustment Assistance Programs including CARES Act Funding Application to the Economic Development Administration (EDA). Joe Coar seconded the motion. The motion carried unanimously.

OTHER BUSINESS:

None

ADJOURNMENT

Joe Coar motioned to adjourn the meeting at 4:30 P.M. Michael Mollenhauer seconded the motion. The motion carried unanimously. The next meeting will be held on September 30, 2020.



Randy Novak
President

Attest:



Michael Rosenbaum
Secretary