

LA PORTE COUNTY REDEVELOPMENT COMMISSION MEETING MINUTES  
JANUARY 27, 2021

**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 93755445358, Passcode 664073. 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, January 27, 2021 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 Rich Mrozinski.

**ROLL CALL**

Randy Novak – Present  
Joe Coar – Present  
Rich Mrozinski – 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**

Rich Mrozinski motioned to add the OCRA COVID 19 Response Program public hearing to the agenda, under new business. Michael Rosenbaum seconded the motion. The motion carried unanimously.

**ELECTION OF 2021 OFFICERS**

Rich Mrozinski motioned to nominate and retain the 2020 Officers. Joe Coar seconded the motion. The motion carried unanimously. The 2021 LPCRDC Officers are: Randy Novak; President, Joe Coar; Vice – President, and Secretary; Michael Rosenbaum. Treasurer is the County Auditor.

**PUBLIC COMMENT**

Commissioner Joe Haney shared a few thoughts: importance of KIP rail project, 39 N assisted living facility and an exciting 12-million-dollar manufacturing project, and 421 /I94 utility infrastructure project- all are actions to enhance the opportunity for investment and job growth.

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**COMMUNICATIONS**

-Media emailed 2021 LPCRDC meeting schedule, update LPCRDC 2021 Membership created and distributed, and RAI emailed to LPCRDC legislation that may of interest.

**APPROVAL OF MINUTES**

Joe Coar motioned to approve the January 2021 meeting minutes as presented. Michael Rosenbaum seconded the motion. The motion carried unanimously.

**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

Rich Mrozinski 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	December '20 Professional Services	\$523.25	
	MCR Partners	January '21 Professional Services	\$3,000.00	
	Herald Argus	December '20 Legal Notice Publication	\$14.00	
	Friedman & Associates	Legal Services Inv#10591	\$349.50	
	Friedman & Associates	January '21 Legal Services	\$1,500.00	
	Clerk of the Court	KIP Appraiser Fees	\$5,750.00	
	Clerk of the Court	KIP Rinker easement	\$67,230.00	
	Barnes & Thornburg	Legal Services Inv#2388408	\$4,334.00	
	Barnes & Thornburg	Legal Services Inv#2401094	\$2,236.00	
	Barnes & Thornburg	Legal Services Inv#2414573	\$9,147.85	
	Barnes & Thornburg	Legal Services Inv#2414572	\$12,808.85	
			<b>Subtotal</b>	
US421#1	Thomas & Associates	December '20 Professional Services	\$523.25	
	MCR Partners	January '21 Professional Services	\$2,000.00	
	Herald Argus	December '20 Legal Notice Publication	\$14.00	
	Cender & Company	Professional Services Inv#8424	\$187.50	
	Weaver Group	Professional Services Inv#50542	\$908.00	
		<b>Subtotal</b>		\$3,632.75
39 North	MCR Partners	January '21 Professional Services	\$1,000.00	
	Thomas & Associates	December '20 Professional Services	\$1,098.50	
		<b>Subtotal</b>		<u>\$2,098.50</u>
<b>TOTAL OF CLAIMS</b>				<u>\$112,624.70</u>

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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 \$106,893.45. LPCRDC Attorney stated the docket contains payment to the Court in the amount of \$67,230.00 for Rinker easement and payment of appraisers connected with Rinker easement. Furthermore, he stated Rinker has filed suit against appraisal value of easement. Michael Rosebaum stated the Barnes & Thornburg invoices are related to the condemnation. Rich Mrozinski 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. Scott Cooley motioned to approve the US 421 #1 TIF area claims in the amount of \$3,363.75. 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 \$2,098.50. Joe Coar seconded the motion. The motion carried unanimously.

**OLD BUSINESS**

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

MCR Partners; Matt Reardon reported two sessions with Trans Canada have taken place. The purpose of the sessions is to move up the two-year date request by Trans Canada and review the new plans. On the infrastructure utility front, Grimmer the lowest bidder, is willing to hold their project bid. In addition, MCR asked Grimmer to purchase the TIF bonds to move the project forward. Grimmer is investigating this possibility. In addition, EDA area representative, Mr. Winters will be approached with the concept of an advanced manufacturing logistic cluster in the 421/I 94 TIF, to fund the infrastructure utilities. The closed landfill area is included in the proposed logistic cluster. A logistic cluster is a compatible use in the 421/194 TIF area.

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

MCR; Matt Reardon, updated the Commission on activities in KIP since the January LPCRDC meeting. Condemnation at KIP a shame. Rinker could have donated the easement. It is shame Rinker is contesting the appraisal. JBC Bot proceeding. IEDC claim for JBC in process, MCR working with Auditor to create a needed new account. LPCRDC Attorney stated KIP is poised for economic growth with two class I rail carriers, a rare occurrence. Randy Novak stated many offers to purchase land for sale in KIP failed because there was not class I rail carrier serving KIP. Furthermore, he stated every possible option was investigated to negotiate a willing buyer willing seller transaction before condemnation proceedings began. Rinker still has 100% use of their property as condemnation only for an easement.

**C. 39 N update- Matt Reardon; MCR Partners**

Matt Reardon: MCR, shared a manufacturer may invest 4.5 million in real property and 17 million in personal property, creating 60 new, permanent full time jobs with a 3 million dollar

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payroll in the 39N Conservancy District. The manufacturer wants to use TIF. MCR suggested creating a separate allocation area. After some discussion, Rich Mrozinski motioned to authorize MCR to prepare paperwork in house, to create a separate allocation area within the 421/194 TIF district. Joe Coar seconded the motion. The motion carried unanimously.

## **NEW BUSINESS**

### **A. Discussion 35 TIF Plan Area**

Matt Reardon: MCR shared exciting news of a 25 million potential economic development project at 35/94/20 interchange if utilities are available. Matt suggested time to take the pin out of the 35 TIF and finalize the documents to create the TIF in that area. It was noted this is least developed interchange in the State. The TIF is consistent with the Commissioners plan for the area. Utilities to this area opens other properties in the area for development. After some discussion, Joe Coar motioned to authorize MCR to prepare the documents to create the 35 TIF area, in house. Rich Mrozinski seconded the motion. The motion carried unanimously.

### **B. IEDC Reimbursement Request**

IEDC, no match, grant, to reimburse JBC for rail improvements approved in the Build Operate Transfer (BOT) agreement is in process. JBC is seeking \$600,000.00 in reimbursement from IEDC. IEDC will transfer the funds to the County. The County to distribute grant proceeds to the JBC through the normal purchase order process. Rich Mrozinski motioned to approve the described payment process for the IEDC Grant award. Joe Coar seconded the motion. The motion carried unanimously.

### **C. Public Hearing COVID 19 Response Program**

Tony Rodriguez: Director of La Porte County Office of Economic Development explained the purpose of the public hearing is to meet the OCRA requirement of a public hearing for a COVID 19 Response Program Grant application. In the past, the County has been successful in receiving two OCRA COVID 19 Response Program grant awards, in the amount of \$250,000.00 each, to fund the La Porte County Action Fund retaining low to moderate income jobs in the community by providing \$10,000.00 grants to County businesses negatively impacted by COVID 19. President Novak opened the public hearing. Commissioner Joe Haney stated small businesses in the community are hurting. This grant application is crucial to do what the can to aid small businesses suffering from the impacts of COVID 19. Commissioner Haney stated he supports the application. Tony Rodriguez noted an email was received regarding the proposed application. There being no further comments, President Novak closed the public hearing.

## **OTHER BUSINESS:**

The OCED invited the RDC to attend ED Toolbox session to bone up on tools used for economic development and legislative changes. The session is tentatively scheduled for February 10, 2021, at 3:00PM CT.

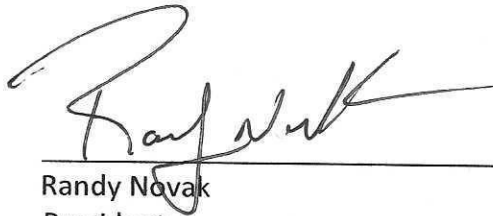
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LPC RDC Attorney shared an open records article with the Commission. See article in minutes. Randy Novak noted the TIF legislation moving forward with the Legislature, specifically, 3 bills, as of this writing, will be watched by MCR.

Joe Coar said it was good to see Commissioner Haney. Rich Mrozinski welcomed him to the LPCRDC meeting. Joe Coar is glad all the team stayed in intact. With all the things going on and happenings, the team has done a great job. Joe also acknowledged LPCRDC Attorney for doing a good job.

**ADJOURNMENT**

Michael Rosenbaum motioned to adjourn the meeting at 4:50P.M. Joe Coar seconded the motion. The motion carried unanimously. The next meeting will be held on February 24, 2021.



\_\_\_\_\_  
Randy Novak  
President

Attest:



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Michael Rosenbaum  
Secretary