AMENDED NOTICE TO INCLUDE NOTIFICATION OF ELECTRONIC PARTICIPATION AND TO ALLOW THE PUBLIC TO ATTEND ELECTRONICALLY PERSUADANT 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 96525709727 password 856146. You can also download the free Zoom app to your smartphone and join the meeting via the app.

1. Call the meeting to order.
2. Pledge of Allegiance
3. Roll call.
4. Approval of the agenda
5. Public comment
6. Communications
7. Minutes
8. Treasurer's report
9. Claims

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TOTAL OF CLAIMS $8,516.08

10. Old Business
   a. 421/94 TIF project update- Matt Reardon; MCR
   b. KIP update – Matt Reardon; MCR
   c. 39N update- Matt Reardon; MCR

11. New Business:
   a. 35/94 TIF update-Matt Reardon; MCR
   b. LPC RDC Annual Report – Cender & Company
   c. La Porte County Action Fund close-out Phase II – Tony Rodriguez/Bailey McGrath; OCED

12. Other Business:
13. Adjourn
AMENDED NOTICE TO INCLUDE NOTIFICATION OF ELECTRONIC PARTICIPATION AND TO ALLOW THE PUBLIC TO ATTEND ELECTRONICALLY PURSUANT TO STATE EXECUTIVE ORDER.

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The La Porte County Redevelopment Commission Zoom meeting was held on Wednesday, February 24, 2021 at 4 P.M. (CDT), in Room #3, County Complex.

CALL TO ORDER
Meeting called to order by President Randy Novak, at 4:06 P.M.

PLEDGE OF ALLEGIANCE
Pledge of Allegiance was led by Joe Coar.

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

PUBLIC COMMENT
None

COMMUNICATIONS
Cender & Company for ’20 data for RDC annual Gateway Report
SEH TIF data
GIS for TIF Parcel lists for ’20/’21
Auditor for Feb. Treasurer Report
BT for status of invoices and new invoices
OCED for ZOOM credentials
LA PORTE COUNTY REDEVELOPMENT COMMISSION MEETING MINUTES
FEBRUARY 24, 2021

Redevelopment Association of Indiana legislative updates and Baker Tilley RDC 2021 Key dates and annual requirements

APPROVAL OF MINUTES
Scott Cooley motioned to approve the February 2021 meeting minutes as presented. Michael Mollenhauer seconded the motion. The motion carried unanimously.

TREASURER’S REPORT
KIDC TIF-$4,689.00
421/I-94 TIF #1 -$403,859.00
421/I-94 TIF #2-$85,416.00
39 N TIF-$67,544.00

Michael Rosenbaum motioned to approve the Treasurer’s Report as presented. Michael Mollenhau seconded the motion. The motion carried unanimously.

CLAIMS

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<td><strong>TOTAL OF CLAIMS</strong></td>
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<td><strong>$10,692.27</strong></td>
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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 $1,152.51. Michael Rosenbaum seconded the motion. The motion carried unanimously.
LA PORTE COUNTY REDEVELOPMENT COMMISSION MEETING MINUTES  
FEBRUARY 24, 2021

President Novak read the claims as presented for payment for the US 421 #1 TIF area from the Claim Docket. Joe Coar motioned to approve the US 421 #1 TIF area claims in the amount of $7,418.13. Scott Cooley 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 Mollenhauer motioned to approve the 39 North TIF area claims in the amount of $2,021,63. Joe Coar seconded the motion. The motion carried unanimously.

OLD BUSINESS

A. 421/I94 TIF Project Update – Matt Reardon; MCR Partners
MCR Partners; Matt Reardon reported Trans Canada has not yet completed review of the most recent Love’s submittal. This continues to be a stumbling block. Trans Canada issues will continue in the areas adjacent to the Trans Canada pipeline. Landowners are handicapped in the development of vacant, developable land, without utility infrastructure. This is the right time to make this happen, it is just how to pay for it. Other sources of financing, such as the County Council, may need to be considered. The four million Grimmer bid for the utility infrastructure could be repaid with TIF increment and/or Major Moves funding. If the utility infrastructure is installed, acreage opens for development south, where there is no Trans Canada pipeline. Putting Love’s aside, this is the acreage that becomes developable. Potential funding sources RDC 421 #1 TIF, $250,000.00 from Michigan Water Utility is committed, and County Council. Once cross Trans Canada pipeline, Trans Canada rules- 2-year time frame to review plan submittals. INDOT approvals for land acquisition stopped short or sending notice to purchase land until Trans Canada approves plan submittals.

B. KIP Update – Matt Reardon; MCR Partners
MCR; Matt Reardon, updated the Commission on activities in KIP since the February LPCRDC meeting. JBC Rail has completed internal rail connections. JBC and the County are working on grant disbursement. IEDC is working through the claim process with the Auditor’s office. The trestle bridge cost is a concern. Hoping for a repair of the trestle bridge. JBC pursing licensing agreements. RDC Attorney Friedman reported rail easement on Rinker property has been paid to court as required. There is a hearing February 25 to hear arguments regarding value appraisers unanimously approved of the condemned parcel. Rinker has no evidence of a higher value of the easement. The RDC has taken title of the easement, the court proceedings to finalize amount to Rinker. JBC to install CSX switch as part of the deal.

C. 39 N update- Matt Reardon; MCR Partners
Matt Reardon: MCR, reported still in the hunt for Illinois company 66 jobs, three million payroll. TIF is important part of the deal, as Indiana Code allows a government to build a Building at a lower cost and faster than the private sector in this situation. The EDA CARES Application is moving forward. Required beneficiary forms are being completed, the match Resolution has bee presented to 39 N Conservancy District for consideration and approval.
NEW BUSINESS

A. Discussion 35 TIF Plan Area
Matt Reardon: MCR reported he conferred with the developer recently. The developer has put the brakes on the project. He is waiting on the cost estimates for the utilities from the developer. For the project to move forward the engineering stuff must be done.

OTHER BUSINESS:
Matt Reardon; MCR reported to the Commission on the General Assembly half-time update. Focus on RDC bill SB 215 to expand READY Communities initiative. In addition, SB 377 softened use of Federal funds by the State. SB 389 wetlands does not change federal law on wetlands. HB 114 designs state to remove local home rule. HB 1187 membership with regards to schools on RDC's.

ADJOURNMENT
Joe Coar motioned to adjourn the meeting at 4:52 P.M. Michael Rosenbaum seconded the motion. The motion carried unanimously. The next meeting will be held on March 2021. Proposed bill allows splitting of tax increment between RDC and Schools. HB1249 addresses where TIF funds may be spent outside of Marion County. HB 1156 prohibition on micro chipping employees.

____________________________
Randy Novak
President

Attest:

____________________________
Michael Rosenbaum
Secretary
LAPORTE COUNTY REDEVELOPMENT COMMISSION
CLAIMS AND ALLOWANCES

La Porte County Redevelopment Commission claims, and allowances will be considered by the
La Porte County Redevelopment Commission at their meeting on March 31, 2021.

I-94/421 Project TIF-$494.00 Thomas & Associates, LLC, February 2021 Professional Services
I-94/421 Project TIF-$5,000.00 MCR Partners, March 2021, Professional Services
I-94/421 Project TIF-$14.04 Herald Argus, legal notice publication, February 2021

39 N Project TIF-$1,000.00 MCR Partners, March 2021 Professional Services
39 N Project TIF-$494.00 Thomas & Associates, February 2021
39 N Project TIF-$1,500.00 Friedman & Associates, legal services March 2021
39 N Project TIF-$14.04 Herald Argus, legal notice publication, February 2021

Complete details of budget expenditures by fund and/or department may be seen at the
La Porte County Auditor's Office.

Please publish one time on Saturday, March 20, 2021 in Herald – Dispatch.

Bill: La Porte County Redevelopment Commission C/O Office of Community and Economic
Development, 555 Michigan Avenue, Suite #203, La Porte, IN 46351
LA PORTE COUNTY REDEVELOPMENT COMMISSION
March 31, 2021  4:00pm
CLAIM DOCKET

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ALLOWANCE OF CLAIMS

We have examined the claims listed above, consisting of one (1) page, and except for Claims which may be listed below; such vouchers are allowed in the total amount of $8,516.08. The Allowance of Claims, related motions and/or discussions by Committee Members will be included in the La Porte County Redevelopment Commission meeting minutes.

Dated this 31st day of March, 2021

Randy Novak, President
La Porte County Redevelopment Commission

Please list any denied or tabled claims:
LPCRDC March 2021 Communications
RAI Feb. 2021 ZOOM meeting
Auditor's office Treasurer's report
Cender Annual report
OCED ZOOM credentials
KIDC TIF expenses RDC President/Attorney
2021 Rail Summit
Hello RAI Members –

The next meeting of the Redevelopment Association of Indiana will be on Friday, March 5 at 1:00 EDT via Zoom. Below is the agenda. We will be electing officers for 2021-2022. Michael Spinks of Spencer and Mary Tanis of Dyer will be nominated to serve as President and Vice President. Steve Klink, an expert in school referendums, will be sharing a proposal with RAI members for work that the association might engage him to do for the creation of visuals/tools that can be used to educate your community about TIF as well as help you prepare for the RDC annual meeting with the underlying taxing units. We need your input on this! In addition, we’ll discuss the status of bills moving through the legislative process at the half-way point. Below is the Zoom access information. Meeting materials will be sent out by Wednesday of next week. Hope to see you there!

AGENDA

I. Welcome
II. Election of RAI Officers for 2021 - 2022
III. Approval of November 30, 2020 Minutes
IV. Approval of Financial Report
V. TIF Education Tools
   -Proposal by Steve Klink
VI. UPDATE: Water & Sewer Main Extensions
VII. UPDATE: 2021 Legislative Session
VIII. RAI Member Resource Library: Request for Sample Documents
IX. Other
X. Adjourn

Rhonda Cook is inviting you to a scheduled Zoom meeting.

Topic: Redevelopment Association of Indiana Virtual Meeting
Time: Mar 5, 2021 01:00 PM Eastern Time (US and Canada)

Join Zoom Meeting
https://us02web.zoom.us/j/83509302991?pwd=cXBTU3BqVjjVUH2UXNhcmozQ0ZmQT09

Meeting ID: 835 0930 2991
Passcode: 106631
ANNOUNCING THE 2021
RAIL & MARITIME SUMMIT
July 21, 2021
Union League Club, Chicago

Registration Opens April 12, 2021
Sponsorships are available now!
To sponsor, contact: mpitz@mepitzassociates.com
or call 312-440-1038

Some of our 2021 Keynotes are:
Brandy Christian, Pres. & CEO, Port NOLA; CEO, NOPB
Merritt Lane, Chairman & CEO, Canal Barge Inc.
Dr. Robert E. Martinez, Economist
Rick Webb, Chairman, The Watco Companies
Tracy Zea, President, The Waterways Council, Inc.

More than $750,000,000 in deals have been initiated from recent Summits.
Excellent, Safe Networking!

Click the video to see how the Waterways drive the economy and protect the environment: