

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 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

<u>TIF</u>	<u>VENDOR NAME</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>	<u>TOTALS</u>
KIDC			Subtotal	\$0.00
US421#1	Thomas & Associates	February '21 Professional Services	\$494.00	
	MCR Partners	March '21 Professional Services	\$5,000.00	
	Herald Argus	February '21 Legal Notice Publication	\$14.04	
		Subtotal		\$5,508.04
39 North	MCR Partners	March '21 Professional Services	\$1,000.00	
	Thomas & Associates	February '21 Professional Services	\$494.00	
	Friedman & Associates	March '21 Legal Services	\$1,500.00	
	Herald Argus	February '21 Legal Notice Publication	\$14.04	
		Subtotal		\$3,008.04
			TOTAL OF CLAIMS	<u>\$8,516.08</u>

10. Old Business

- a. 421/194 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

**LA PORTE COUNTY REDEVELOPMENT COMMISSION MEETING MINUTES
FEBRUARY 24, 2021**

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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 4:06P.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 Mollenhauer 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	January '21 Professional Services	\$685.75	
	Herald Argus	January '21 Legal Notice Publication	\$16.76	
	Friedman & Associates	Legal Services Inv#10595	\$450.00	
		Subtotal		\$1,152.51
US421#1	Thomas & Associates	January '21 Professional Services	\$685.75	
	MCR Partners	February '21 Professional Services	\$5,000.00	
	Herald Argus	January '21 Legal Notice Publication	\$16.76	
	Cender & Company	Professional Services Inv#8486	\$215.62	
	Friedman & Associates	February '21 Legal Services	\$1,500.00	
	Subtotal		\$7,418.13	
39 North	MCR Partners	February '21 Professional Services	\$1,000.00	
	Thomas & Associates	January '21 Professional Services	\$806.00	
	Cender & Company	Professional Services Inv#8486	\$215.63	
	Subtotal		\$2,021.63	
TOTAL OF CLAIMS				<u>\$10,592.27</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 \$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. 421/194 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 pursuing 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 been presented to 39 N Conservancy District for consideration and approval.

LA PORTE COUNTY REDEVELOPMENT COMMISSION MEETING MINUTES

FEBRUARY 24, 2021

39 N continues to convey strong support for the grant application.

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