

LAPORTE COUNTY REDEVELOPMENT COMMISSION MEETING AGENDA

TUESDAY, June 29, 2021, 4:00 P.M.\*

**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 94612378195 password 528228. 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

TIF	VENDOR NAME	DESCRIPTION	AMOUNT	TOTALS
KIDC	Clark, Quinn, Moses, Scott and Grahn, LLP	Legal Services Inv#95145	\$90.00	
	Clark, Quinn, Moses, Scott and Grahn, LLP	Legal Services Inv#95862	\$700.00	
		<b>Subtotal</b>		\$790.00
US421#1	Thomas & Associates	May '21 Professional Services	\$396.50	
	MCR Partners	June '21 Professional Services	\$5,000.00	
	Cender & Company	Financial Advisory Services	\$1,181.25	
	Herald-Dispatch	May '21 Legal Notice	\$11.11	
		<b>Subtotal</b>		\$6,588.86
39 North	MCR Partners	June '21 Professional Services	\$1,000.00	
	Thomas & Associates	May '21 Professional Services	\$396.50	
	Cender & Company	Financial Advisory Services	\$345.00	
	Herald-Dispatch	May '21 Legal Notice	\$11.12	
	Friedman & Associates	June '21 Legal Services	\$1,500.00	
		<b>Subtotal</b>		\$3,252.62
<b>TOTAL OF CLAIMS</b>				<b>\$10,631.48</b>

10. Old Business
  - a. 421/I94 TIF project update- Matt Reardon; MCR
  - b. KIP update – Matt Reardon; MCR
  - c. 39N update- Matt Reardon; MCR
  - d. 35/94 TIF/READI Grant update – Matt Reardon; MCR
11. New Business:
  - a. Bishop RDC Proposal – Professional Services
  - b. La Porte South Business Park
12. Other Business:
13. Adjourn

\*Note change in meeting date from June 30, 2021 to June 29, 2021 for this meeting only

**From:** McGrath, Bailey <bmcgrath@laporteco.in.gov>  
**Sent:** Monday, June 21, 2021 2:06 PM  
**To:** Mary Jane Thomas  
**Subject:** RDC Meeting

I edited it so it's the same link and meeting ID but it is also below. I also made it so you can have it start at 3 for the rail meeting as well

Tony Rodriguez is inviting you to a scheduled Zoom meeting.

Topic: RDC Meeting

Time: Jun 29, 2021 03:00 PM Central Time (US and Canada)

Jun 29, 2021 03:00 PM

Jul 28, 2021 04:00 PM

Aug 25, 2021 04:00 PM

Sep 29, 2021 04:00 PM

Oct 27, 2021 04:00 PM

Nov 24, 2021 04:00 PM

Please download and import the following iCalendar (.ics) files to your calendar system.

Monthly:

[https://zoom.us/meeting/tJArduurqTMrE9ECMfgBcASx8ArZp1LGIRrb/ics?icsToken=98tyKuCsqDooGdOdsRCCRowlBlj4a-nwtlxcj\\_p4vzLjBAJQzDubsNQCKluPP\\_c](https://zoom.us/meeting/tJArduurqTMrE9ECMfgBcASx8ArZp1LGIRrb/ics?icsToken=98tyKuCsqDooGdOdsRCCRowlBlj4a-nwtlxcj_p4vzLjBAJQzDubsNQCKluPP_c)

Join Zoom Meeting

<https://zoom.us/j/94612378195?pwd=Q1NFTTFzL05qS0RTZ2tXSUJlOXhSdz09>

Meeting ID: 946 1237 8195

Passcode: 528228

One tap mobile

+19292056099,,94612378195#,,,,\*528228# US (New York)

+13017158592,,94612378195#,,,,\*528228# US (Washington DC)

Dial by your location

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 946 1237 8195

Passcode: 528228

Find your local number: <https://zoom.us/u/acNE2EAUI>

LPCRDC June 2021 Communications

Auditor's office Treasurer's report

Cender invoice

Cender Gateway Annual Report upload

Auditor re: RDC Annual report upload Gateway

NIRPC/CEDS Ltr. re: 39 N Water tower application ARP and MCR re: developer support calculation

2021 Rail Summit

Herald-Dispatch legal invoice

Barnes & Thornburg invoices

Communications regard change in mtg. date,

Shared 421/39 N project with Bailey for READI Grant

Radtke Engineering request for agenda/Zoom link.

Auditor's office re: Herald-Dispatch payments

RAI email on summer site tour, READI grants, SWIF grants, TIF Community Ed Project,

Ribbon cutting NorthPoint, 6/30/2021.

MCR/Friedman re: Bishop contract

MCR READI grant 39 N data

Cender SWIF grant 39 N data

Radtke Engineering agenda emails

# LA PORTE COUNTY REDEVELOPMENT COMMISSION MEETING MINUTES

May 26, 2021

## **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 in-person and Zoom meeting was held on Wednesday, May 26, 2021, at 4 P.M. (CDT), in Room #3, County Complex.

### **CALL TO ORDER**

Meeting called to order by President Randy Novak, at 4:01P.M.

### **PLEDGE OF ALLEGIANCE**

Pledge of Allegiance was led by Scott Cooley.

### **ROLL CALL**

Randy Novak – Present

Joe Coar – Absent

Rich Mrozinski – Present

Terry Larson – Absent

Scott Cooley – Present

Michael Mollenhauer – Absent

Michael Rosenbaum – Present

Jan Ribordy, Ex-Officio -Present

Others Present: Attorney Nelson Pichardo, Matt Reardon: MCR Partners, Vlad Ganz: 421 Partners, Mike Seitz: Office Community and Economic Development, Tony Rodriguez, Director Office of Community and Economic Development, Karl Cender: Cender & Company, Ed Arnold: 39 N Conservancy District Board and Mary Jane Thomas: Thomas & Associates.

### **Approval of the Agenda**

Rich Mrozinski motioned to approve the agenda as presented. Mike Rosenbaum seconded the motion. The motion carried unanimously.

### **PUBLIC COMMENT**

None

### **COMMUNICATIONS**

Auditor's office Treasurer's report

Cender invoice

Joint Resolution emailed to City of La Porte

James Winters EDA /NIRPC re: 39 N Water tower application ARP and MCR re: developer support calculation

2021 Rail Summit

# LA PORTE COUNTY REDEVELOPMENT COMMISSION MEETING MINUTES

May 26, 2021

Herald-Dispatch legal invoice

Barnes & Thornburg invoices

RDC 2021 appointment certification

Auditor's Office 2021 Claims schedule

Shared 421/39 N project with Bailey for submission to NWI Forum as they are working on a grant similar to regional cities.

Shared 421 and 39N project PER/Costs with Commissioner Mrozinski and Councilman Rosenbaum for ARP funding

Radtke Engineering request for agenda/Zoom link.

## Approval of Minutes

Rich Mrozinski motioned to approve the April 28, 2021, meeting minutes as presented. Michael Rosenbaum seconded the motion. The motion carried unanimously.

## TREASURER'S REPORT

KIDC TIF-\$4,464.00

421/I-94 TIF #1 -\$385,666.00

421/I-94 TIF #2-\$85,416.00

39 N TIF-\$59,851.00

Rich Mrozinski motioned to approve the Treasurer's Report as presented. Michael Rosenbaum 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	Clark, Quinn, Moses, Scott and Grahm, LLP	Legal Services Inv#95533	\$225.00	
			<b>Subtotal</b>	\$225.00
US421#1	Thomas & Associates	April '21 Professional Services	\$360.75	
	MCR Partners	May '21 Professional Services	\$5,000.00	
	Friedman & Associates	May '21 Legal Services	\$1,500.00	
	Cender & Company	Financial Advisory Services	\$505.00	
			<b>Subtotal</b>	\$7,365.75
39 North	MCR Partners	May '21 Professional Services	\$1,000.00	
	Thomas & Associates	April '21 Professional Services	\$360.75	
	Cender & Company	Financial Advisory Services	\$505.00	
			<b>Subtotal</b>	<u>\$1,865.75</u>
			<b>TOTAL OF CLAIMS</b>	<u>\$9,456.50</u>

President Novak read the claims as presented for payment for the Kingsbury Industrial Park TIF area on the Claim Docket. Scott Cooley motioned to approve the KIDC TIF area claims in the amount of \$225.00. Rich Mrozinski seconded the motion. The motion carried unanimously.

# LA PORTE COUNTY REDEVELOPMENT COMMISSION MEETING MINUTES

May 26, 2021

President Novak read the claims as presented for payment for the US 421 #1 TIF area from the Claim Docket. Mike Rosenbaum motioned to approve the US 421 #1 TIF area claims in the amount of \$7,365.75. Rich Mrozinski 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. Rich Mrozinski motioned to approve the 39 North TIF area claims in the amount of \$1,865.75. Scott Cooley seconded the motion. The motion carried unanimously.

## **OLD BUSINESS**

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

MCR Partners; Matt Reardon gave an update on the Love's Travel Center project. He noted TC Energy is constraining the RDC's ability to collect increment in the 421 TIF. He shared this sentiment with area State Representatives and Senators to get TC Energy to become a good corporate citizen. Vald Ganz; 421 Partners addressed the Commission on their most recent project efforts. Karl Cender suggested County ARP funding might fill this project gap. Matt Reardon responded the RDC has identified projects with funding gaps to submit to the County for ARP funding consideration. The 2 hotels, Loves Travel Plaza and logistic park utility infrastructure needs has a financial gap of 1.6 million dollars. Furthermore, construction have increased in the past few years, impacting the project costs. 421 TIF is likely able to support 2.5 million of project costs. Other county sources, such as ARP, Major Moves are other funding possibilities. Ganz stated 421 Partners and Love's hope to come to terms with A & R pipeline to start in September. He stated 3, 100,000 square foot warehouses, valued at 37 million are possible. He noted EDA is not interested in funding utility infrastructure for commercial development. The Commission thanked Ganz for the project update. The Commission discussed the status of the Grimmer bid. The deadline for Grimmer to hold their bid has passed. Grimmer was the lowest bidder for the 421-utility infrastructure project by a substantial amount. Mr. Pichardo will confer with RDC Attorney Friedman for next steps regarding re-bidding or modifying the lowest bid. Randy Novak stated Love's is targeting an early 2022 start date.

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

MCR; Matt Reardon reported the switcher has been paid. In addition, Lindborg goes before the zoning board for an I-2 exception from frontage requirements and other zoning issues for fertilizer project and the CN connection. Rinker is in court arguing value of condemnation. Matt reported 24 different leads are in the process since April meeting. Primary sites of interest are KIP, 421 and 39 N. Anacostia Rail is interested in KIP 2 Class 1 rail carriers collaborating with South Shore Freight.

### **C. 39 N Update- Matt Reardon; MCR Partners**

MCR; Matt Reardon reported 39 N has sites of interest to developers, however, fire Capacity is challenging. The 39 N grant meet EDA CARES requirements, however Indiana's

# LA PORTE COUNTY REDEVELOPMENT COMMISSION MEETING MINUTES

May 26, 2021

allocation was 100% committed at time of submittal. 39 N projects have included an assisted living facility, various condo projects, and business prospects. Revisiting 39 N TIF district may be useful. Annexation to the City of La Porte is an option. Some vacant land may be annexed without being contiguous, especially vacant lots. Annexation tax impact concerns vary, some suggest increase taxes which will be offset by decrease in water and rates. Ed Arnold: 39 N Conservancy District Board Member addressed the Commission. He said the bids for the assisted living facility came in \$1,000,000.00 over budget. He has circled back to contractors to value engineer the project. Lumber cost are high, pushing the search for additional equity investors and the project to spring 2022. The plan was to break ground on the project in August, if the requested real property tax abatement was granted. The abatement offer was not acceptable. President, Randy Novak stated he supports the project and encourages a meeting of all the project partners to discuss the project.

## **D. 35/I94 TIF Update - Matt Reardon; MCR Partners**

Matt Reardon; MCR reported the developer is finalizing site plan for a hotel/meeting Space. Michigan City utilities is looking into infrastructure needs for the project. The Infrastructure needs to be supported with TIF debt. Likely the RDC will see the site plan At the June meeting.

## **NEW BUSINES:**

## **OTHER BUSINESS:**

Rich Mrozinski introduced Mike Seitz, the new Retention and Expansion (R & E) staff in the Office Of Community and Economic Development. R & E is a critical component of Economic development. The County is fortunate to be able to hire Mike back R & E Site visits. The upcoming site visit is with Sims Meats on Thursday.

## **ADJOURNMENT**

Rich Mrozinski motioned to adjourn the meeting at 4:40 P.M. Michael Rosenbaum seconded the motion. The motion carried unanimously. The next meeting will be held on June 30, 2021.

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Randy Novak  
President

Attest:

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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 June 30, 2021.

KIDC Project TIF-\$90.00 # 95145 and \$700.00 #95862 Clark, Quinn, Moses, Scott and Grahn, LLP, legal services

I-94/421 Project TIF-\$396.50 Thomas & Associates, LLC, May 2021 Professional Services

I-94/421 Project TIF-\$5,000.00 MCR Partners, June 2021, Professional Services

I-94/421 Project TIF-\$1,181.25 Cender & Company financial advisory services

I-94/421 Project TIF-\$11.11 Herald-Dispatch May 2021 legal notice

39 N Project TIF-\$1,000.00 MCR Partners, June 2021 Professional Services

39 N Project TIF-\$396.50 Thomas & Associates, May 2021

39 N Project TIF-\$345.00 Cender & Company financial advisory services

39 N Project TIF-1,500.00 Friedman & Associates, legal services June 2021

39 N Project TIF-\$11.12 Herald-Dispatch May 2021 legal notice

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, June 19, 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

June 29, 2021

## CLAIM DOCKET

<u>TIF</u>	<u>VENDOR NAME</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>	<u>TOTALS</u>
KIDC	Clark, Quinn, Moses, Scott and Grahn, LLP	Legal Services Inv#95145	\$90.00	
	Clark, Quinn, Moses, Scott and Grahn, LLP	Legal Services Inv#95862	\$700.00	
		<b>Subtotal</b>		\$790.00
US421#1	Thomas & Associates	May '21 Professional Services	\$396.50	
	MCR Partners	June '21 Professional Services	\$5,000.00	
	Cender & Company	Financial Advisory Services	\$1,181.25	
	Herald-Dispatch	May '21 Legal Notice	\$11.11	
		<b>Subtotal</b>		\$6,588.86
39 North	MCR Partners	June '21 Professional Services	\$1,000.00	
	Thomas & Associates	May '21 Professional Services	\$396.50	
	Cender & Company	Financial Advisory Services	\$345.00	
	Herald-Dispatch	May '21 Legal Notice	\$11.12	
	Friedman & Associates	June '21 Legal Services	\$1,500.00	
		<b>Subtotal</b>		<u>\$3,252.62</u>
<b>TOTAL OF CLAIMS</b>				<u>\$10,631.48</u>

### 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 \$10,631.48. 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 29<sup>th</sup> day of June, 2021

\_\_\_\_\_  
 Randy Novak, President  
 La Porte County Redevelopment Commission

*Please list any denied or tabled claims:*

\_\_\_\_\_

\_\_\_\_\_

LaPorte County Redevelopment Commission  
 Monthly Financial Snapshot – June 29, 2021  
 Claims Approved per RDC Docket

	US 421 AA#1	US 421 AA#2 (RESTRICTED)	KIDC	39 N AA
<i>This report includes claims being considered on the June 29<sup>th</sup> meeting's agenda.</i>	YTD Revenue/ Expenditures	YTD Revenue/ Expenditures	YTD Revenue/ Expenditures	YTD Revenue/ Expenditures
<b>Beginning Balance – Jan 1, 2021</b>	\$414,910	\$226,941	\$112,735	\$71,664
<b>YTD Revenues</b>				
TIF Revenues				
Other Revenues, Interest Income, etc.				
<b>Revenue Sub – Total</b>	\$0	\$0	\$0	\$0
<b>YTD Expenditures</b>				
Cender – RDC Financial Advisory Services (\$20,000 annually)	\$2,089			\$1,066
Cender – Financial Serv-421 Bond Financing				
SEH – Financial Serv-194/421 Project				
RQAW – 421 Watermain Design				
RQAW – 421 Sanitary Design (Estimate) (Amendment #1)				
*RQAW – 421 Surveyor Related Work (Amendment #1)				
*RQAW – 421 Appraisals (Amendment #1)				
RQAW - Reimbursables				
Weaver Group (Amended)–421 Geo & Easements	\$908			
Lochner – 421 Construction Engineering				
Friedman – Monthly Retainer (\$1,500/mo)	\$3,000		\$1,500	\$4,500
Friedman/Clark/Beall NIPSCO Proceedings			\$790	
The Antero Group – 421 Utility Design Review				
Ice Miller – 421/94 Bond Counsel (\$340-\$645/hr)				
PiperJaffray – 421/94 Bond Underwriter				
Cardno – KIP Wetland Monitoring				
MCR Partners, LLC	\$27,000		\$3,000	\$6,000
Thomas & Associates, LLC – Administrative/Grant Services	\$2,780		\$1,209	\$3,475
Other Legal Services, i.e...litigation, out of pocket, etc.			\$225	
<b>Other Services and Charges</b>				
Legal Ad/Publication Fees (Herald – Argos, etc.)	\$56		\$31	\$25
KIP Condemnation (appraisal, court, legal services, etc)			\$102,306	
Dues, Membership Fees				
<b>Debt Service</b>		(1)\$141,525		
<b>Capital</b>				
<b>Loans</b>			(2)	
<b>Expenditure Sub – Total</b>	\$35,833	\$141,525	\$109,061	\$15,066
<b>Ending Balance – June 29, 2021</b>	\$379,077	\$85,416	\$3,674	\$56,598

(1) Payments on debt service will be limited to TIF revenues collected (2) RDC is deferring repayment of Major Moves Loan for KIP until such time as a major development occurs

**LaPorte County Redevelopment Commission**  
**Approved/Budgeted Contract Completion Status – June 29, 2021**

<i>This report includes claims being considered on the June 29<sup>th</sup> meeting's agenda.</i>	<b>Budgeted / Approved</b>	<b>2018 Paid</b>	<b>2019 Paid</b>	<b>2020 Paid</b>	<b>2021 Paid</b>	<b>Remaining on Contract/Approved Amt</b>
<b>Professional Services Contracts or Approved</b>						
<b>US 421 AA#1</b>						
Cender – Financial Serv-421 Bond Financing	\$34,000	\$13,830	\$893	\$450		\$18,827
RQAW – 421 Watermain Design	\$210,000	\$178,500	\$31,500			\$0
*RQAW – 421 Sanitary Design (Estimate)	\$100,000		\$141,919			-\$41,919
*RQAW – 421 Surveyor Related Work	\$77,350	\$68,950	\$8,400			\$0
*RQAW – 421 Appraisals	\$26,000		\$15,300			\$10,700
**Weaver Group (Amended)-421 Geo & Easements	\$42,050	\$1,091	\$21,262		\$908	\$18,789
The Antero Group – 421 Utility Design Review	\$8,500		\$8,500			\$0
Lochner – 421 Construction Engineering	\$241,500					\$241,500
PiperJaffray – 421/94 Bond Underwriter	\$36,000					\$36,000
<b>Total</b>	<b>\$775,400</b>	<b>\$262,371</b>	<b>\$227,774</b>	<b>\$450</b>	<b>\$908</b>	<b>\$283,897</b>
<b>KIDC</b>						
Cardno – KIP Wetland Monitoring	\$4,200	\$2,912	\$191			\$1,097
Kingsbury Utility Corp. (Annual charge)	\$4,200					\$4,200
Friedman/Beall NIPSCO Proceedings	\$7,000	\$6,116	\$3,380			-\$2,496
<b>Total</b>	<b>\$15,400</b>	<b>\$9,028</b>	<b>\$3,571</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,801</b>

\*See table below for the RQAW 421 Contract Amendment #1 detail of payments

\*\*See table below for the Weaver Consultants Group 421 Contract Amendment #1 detail of payments

**RQAW Contract Amendment #1 (dated 11/19/18)**

<b>Task</b>	<b>Amendment #1 Contract Amount</b>	<b>Paid Amount to Date</b>
Survey (Estimate)	\$61,600 + easement requirements (Estimated @ \$77,350)	\$77,350
Appraisal (Estimate)	\$26,000 (Estimate)	\$15,300
Sanitary Design	Time & Materials, tasks as directed by the County Engineer (RQAW has increased estimated amount on 2/28/19 invoice from \$100,000 to \$125,000, RQAW has increased estimated amount on 3/31/19 invoice from \$125,000 to \$150,000, RQAW has increased estimated amount on 6/30/19 invoice from \$150,000 to \$166,665)	\$141,919

**Weaver Consultants Group Contract Amendment #1 (dated 11/16/18)**

<b>Task</b>	<b>Amendment #1 Contract Amount (Total \$42,050)</b>	<b>Paid Amount to Date</b>
Geotechnical Fees	\$12,700 (Completed prior to amendment)	\$12,700
Land Acquisition Fees	\$25,850 – Perform Land Acquisition Scope for 21 parcels on a Time & Material basis NOT TO EXCEED based on <i>time commencing on 11/26/18</i>	\$10,561
	\$3,500 – Lift Station Property Acquisition	\$0.00

- The following amounts represent services provided and billed prior to the Weaver contract amendment and are not included in Weaver table above : Survey Fees \$1,709.00 Land Acquisition \$9,793.55

**mjthomas2027@gmail.com**

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**From:** Shaw Friedman <sfriedman.associates@frontier.com>  
**Sent:** Monday, June 21, 2021 7:01 PM  
**To:** 'Matt Reardon'; mjthomas2027@gmail.com  
**Cc:** 'Randy Novak'; 'Richard Mrozinski'  
**Subject:** RE: Consultant Agreement

I'm certainly comfortable with the form and format of this proposal. Mitch's extensive work for the RDC in our three TIF districts is on top of and in addition to the considerable work he's doing as Planner for the County and this seems like an eminently fair way to see that he's properly compensated.

Shaw

Shaw R. Friedman

**Friedman  
& Associates<sup>INC</sup>**

705 Lincolnway  
LaPorte, IN 46350  
Phone: (219) 326-1264  
Fax: (219) 326-622

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---

**From:** Matt Reardon <matt.reardon@mcrpartnersltd.com>  
**Sent:** Monday, June 21, 2021 1:03 PM  
**To:** mjthomas2027@gmail.com  
**Cc:** Randy Novak <randallnovak@comcast.net>; Shaw Friedman <sfriedman.associates@frontier.com>; Richard Mrozinski <mosevet1@msn.com>  
**Subject:** Consultant Agreement

Attached is the consultant agreement from Mitch. All seems in order. MJ please put this on the calendar under new business "Consulting Agreement"

Regards,

Matthew Reardon, EDFP  
MCR Partners LLC  
Mcrpartnersltd.com  
HWC Engineering  
Bradley Co Real Estate  
219-741-9511

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6/30/21

Randy Novak, RDC President  
555 Michigan  
LaPorte, IN 46350

**Re: Mitch Bishop RDC Proposal-Professional Services:**

Dear Mr. Novak:

I am pleased to present this proposal for professional support services related to projects initiated by the RDC board or their representatives. I am seeking to formalize our partnership in a similar to the structure of neighboring communities of Michigan City and Porter County.

As you may be aware, I have participated on projects in one of the County three districts. Some past/current work assignments include the following:

- Drafting the TIGER Grant for KIP Industrial Park;
- Receiving an INDOT grant for entrance signage into KIP industrial Park;
- Project mangement/grant administration for entrance signs into the KIP;
- Drafting the Economic Development Area Plan for the second US 421 TIF South District;
- Recommenation of engineering firms for 421/94 sewer/water project, conducting pre-bid meetings for sewer/water projects,
- Negotiating prices with vendors/contractors for the RDC, reviewing bids and creating bid tabulations, assisting with grants paperwork and administration for RDC projects;
- Meeting with private individuals/businesses and INDOT/FHWA and others on behalf of the 300 north/421 sewer/water project;
- Review plan sets for acceptance with landuse/zoning standards with the Counties Comprehensive plan and Joint Zoning Ordinance. Give suggestions/recommendations to developers/investors based on them;
- Site selection analysis for Helena Chemical in KIP using GIS software;
- Creating a Zoning Overlay District for the KIP Industrial Park and revising all Washington Township zoning maps; and
- Laying out traffic counters and coordinating with INDOT for a traffic analysis for future signalized interesection on SR2 and 500 W.

I propose to do more of the same for the RDC through this annual contract. For your use and review, I included below a Scope of Work and Fee Estimate along with my current resume. I'm open to discussion on any element of this proposal.

**SCOPE OF WORK:**

The below Scope of Work is based on my understanding my responsibilities:

- General RDC professional support related to project development and delivery;
- Assist with project management and grant administration;

- Assist with planning support related to land use and zoning questions by developers;
- Assist RDC Director, other professional RDC representatives and staff/Board members as needed;
- Assist with project infrastructure design and approvals; and
- Work items similar in nature to those listed above.

**SCHEDULE AND DELIVERABLES:**

As needed, from time to time. The term of this contract will end December 31, 2021.

**FEE ESTIMATE:**

I will provide the services discussed in the Scope of Work for an amount of \$10,000 per year. Project fees are based on the Scope of Work included herein. Compensation shall be paid monthly and or annually at a time/date acceptable to both parties.

**AUTHORIZATION:**

Should this proposal meet your expectations, please authorize by signing in the space provided below. Authorization of this proposal indicates compliance with the attached Terms and Conditions. This proposal is valid for (90) days from the date of issuance. Alterations to this proposal may only be made with the consent of both myself and the RDC board.

**CANCELLATION:**

This agreement may be cancelled with 30 day notice by either party.

I appreciate this opportunity. Should you have any questions regarding this proposal, please feel free to call me at 219.608.1340 or email at mbishop@laportecounty.org.

**ACCEPTANCE:**

\_\_\_\_\_

Client Signature

Mr. Randy Novak

RDC President

  
\_\_\_\_\_

Signature

Mr. Mitchell Bishop

Consultant