

LA PORTE COUNTY REDEVELOPMENT COMMISSION MEETING MINUTES

JULY 28, 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 94612378195, Passcode 528228. You can also download the free Zoom app to your smartphone and join the meeting via the app.

The La Porte County Redevelopment Commission in-person and Zoom meeting was held on Tuesday, July 28, 2021, at 4 P.M. (CDT), in Room #3, County Complex.

CALL TO ORDER

Meeting called to order by President Randy Novak, at 4:00P.M.

PLEDGE OF ALLEGIANCE

Pledge of Allegiance was recited.

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, Tony Rodriguez; Director Office of Community and Economic Development, Viviana Plaza; Community Specialist Office of Community and Economic Development, Mitch Bishop, Commissioner Joe Haney, Michael Seitz; Retention & Expansion Coordinator, John Smith; USA Engineering, and Mary Jane Thomas; Thomas & Associates.

Approval of the Agenda

Rich Mrozinski motioned to approve the agenda as presented. Joe Coar seconded the motion. The motion carried unanimously.

PUBLIC COMMENT

None

COMMUNICATIONS

Auditor's office Treasurer's report
BT accounting for invoicing
2021 Rail Summit
Responded to Cender request for 421 data for SWIF grant
Herald-Dispatch legal invoice
Communication City of La Porte Water Dept. re: 39N

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Radtke Engineering request for agenda/Zoom link.
 RAI email on Carmel summer site tour, RSVP
 Auditor /OCED JBC Rail grant account information
 Bishop/MCR invoicing
 KIP Monument sign invoicing – Bishop
 EDA announcement July 23 on ARP funding
 H-D article Midwest

Approval of Minutes

Joe Coar motioned to approve the June 29, 2021 meeting minutes as presented. Scott Cooley seconded the motion. The motion carried unanimously.

TREASURER’S REPORT

KIDC TIF-\$67,355.00
 421/I-94 TIF #1 -\$520,510.00
 421/I-94 TIF #2-\$95,536.00
 39 N TIF-\$75,336.00

Joe Coar 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	Barnes & Thornburg	Legal Services Inv#2424781	\$5,313.00		
	Barnes & Thornburg	Legal Services Inv#2424782	\$1,530.00		
	Barnes & Thornburg	Legal Services Inv#2435127	\$146.29		
	Barnes & Thornburg	Legal Services Inv#2435128	\$3,973.00		
	Barnes & Thornburg	Legal Services Inv#2443722	\$1,693.00		
	Barnes & Thornburg	Legal Services Inv#2446957	\$654.50		
	Barnes & Thornburg	Legal Services Inv#2460442	\$2,650.00		
	Barnes & Thornburg	Legal Services Inv#2470775	\$1,222.00		
	Barnes & Thornburg	Legal Services Inv#2489890	\$910.50		
	Friedman & Associates	Legal Services Inv#10606	\$325.50		
	Friedman & Associates	Legal Services Inv#10613	\$859.50		
	Friedman & Associates	Legal Services Inv#10627	\$361.50		
	Friedman & Associates	Legal Services Inv#10637	\$324.00		
	MCR Partners	July '21 Professional Services	\$3,000.00		
	Herald-Dispatch	June '21 Legal Notice	\$25.86		
	Fund reimbursement	for North American Sign Company	\$12,477.91		
			Subtotal	\$35,466.56	
	US421#1	Thomas & Associates	June '21 Professional Services	\$516.75	

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	MCR Partners	July '21 Professional Services	\$2,000.00	
	Friedman & Associates	July '21 Legal Services	\$1,500.00	
	Herald-Dispatch	April '21 legal Notice	\$20.41	
	Mitch Bishop	July '21 Professional Services	\$833.33	
			Subtotal	\$4,870.49
39 North	MCR Partners	July '21 Professional Services	\$1,000.00	
	Thomas & Associates	June '21 Professional Services	\$516.75	
			Subtotal	<u>\$1,516.75</u>
			TOTAL OF CLAIMS	<u>\$41,853.80</u>

President Novak read the claims as presented for payment for the Kingsbury Industrial Park TIF area on the Claim Docket. After some discussion, Joe Coar motioned to approve the KIDC TIF area claims in the amount of \$35,466.56. Michael Rosenbaum 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. Joe Coar motioned to approve the US 421 #1 TIF area claims in the amount of \$4,870.49. Michael Rosenbaum 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. Scott Cooley motioned to approve the 39 North TIF area claims in the amount of \$1,516.75. Michael Rosenbaum seconded the motion. The motion carried unanimously.

OLD BUSINESS

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

Matt Reardon: MCR Partners reported Loves is pursuing and finalizing zoning for the project that includes two phases. First is Loves, second is additional buildings (See attached site plan). Mitch Bishop reported the Plat Committee approved the Loves submission. The Plat Committee recommendation will be presented at the August Plan Commission meeting.

Cender analysis GAP in TIF Estimated \$2MM. Grants request made: ARP \$2MM, READI \$1MM and SWIF \$2MM.

B. KIP Update – Matt Reardon; MCR Partners

MCR; Matt Reardon reported JBC has requested a reimbursement. They were informed that until connection is made with CSX, \$50K will be held in retainage. JBC was invited to attend the meeting to discuss the CSX timeline and other issues. Rinker mediation scheduled for September, if needed trail scheduled for March 2022.

Lindborg urged to continue design for additional trackage to allow for direct access by CN into park. This design will include some options regarding the bridge. Grant requests: READI \$1MM rail and bridge.

Meeting with site developers Argacel, Inc regarding site development opportunity at KIP. Reported property sale 140 acres 3rd line and Hupp. No current information on transaction other than there

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was a pending offer (food processor fell through due to high ground water). Argacel appreciated the LaPorte Municipal Airport hospitality and use of rooms.

C. 39 N Update- Matt Reardon; MCR Partners

Matt Reardon; MCR reported responded to Villa Largo regarding proposed project and recommended level of incentives for the project. Developer was urged to work with Tony on creation of economic development area, (ERA) economic development target area (EDTA) for the purposes of offering tax abatement. Grant requests made for the 39 N water tower : EDA in process 80/20, READI \$1MM, SWIF TBD, ARP TBD. The Commission reviewed the letter from the City of La Porte Water Department Superintendent dated June 29, 2021.

D. 35/194 TIF Update - Matt Reardon; MCR Partners

MCR; Matt Reardon reported the developer is continuing due diligence on wetlands. Mr. Reardon is expecting a request by the development team to be on the August agenda for project roll out and discussion.

NEW BUSINESS:

None

OTHER BUSINESS:

MCR; Matt Reardon reported La Porte County qualifies for a Housing TIF. It is suggested that the RDC work with the housing group on identification of the best location. Additionally, there is a planned development in Trail Creek. They will also likely be eligible to use housing TIF for the project. The ED team will continue to work with the developer and Town of Trail Creek to identify demand and the interest of the Town in using this tool.

Attorney Friedman noted the Commission's opposition to the downgrading of the La Porte Michigan City Metropolitan Statistical Area to a Micro Metropolitan area was heard. Legislators backed off the proposal to change the population threshold for Metropolitan Statistical Areas.

County Commissioner Rich Mrozinski introduced Michael Sietz the newest member of the La Porte County Office of Community and Economic Development. He is the Business Retention and Expansion Coordinator. Mr. Seitz will contact County businesses to see how the County can help them. President Novak stated he attended a visit with Mike to Sims Meats in KIP. Paving of roads in KIP was their concern. The concerns identified by business's will be communicated to elected officials and departments.

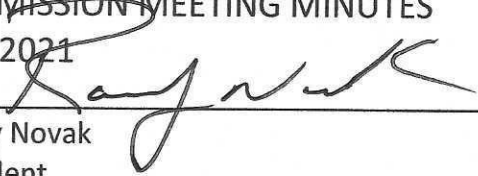
Tony Rodriguez; Director of the Office of Community and Economic Development noted the critical countywide housing study is ongoing with a report expected soon.

ADJOURNMENT

Scott Cooley motioned to adjourn the meeting. Joe Coar seconded the motion. The motion carried unanimously. The next meeting will be held on August 25, 2021.

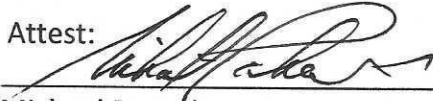
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Randy Novak
President

Attest:



Michael Rosenbaum
Secretary