

LA PORTE COUNTY REDEVELOPMENT COMMISSION MEETING MINUTES

August 25, 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 Wednesday, August 25, 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 -Absent

Others Present: Attorney Shaw Friedman, Matt Reardon; MCR Partners, Tony Rodriguez; Director Office of Community and Economic Development, Mitch Bishop, Commissioner Joe Haney, Michael Seitz; Retention & Expansion Coordinator, John Smith; USA Engineering, Mary Jane Thomas; Thomas & Associates, Jon Gilmore; Tonn & Blank and Patrick Wilkins

Approval of the Agenda

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

PUBLIC COMMENT

The Director of the Office of Community and Economic Development; Tony Rodriguez updated the Commission on the County Housing Market Analysis prepared by Greenstreet. In particular Tony invited the RDC to attend the August 26 luncheon at the Healthcare Foundation for an in-depth presentation of the study.

COMMUNICATIONS

RAI meeting update

Auditor's office Treasurer's report

Herald-Dispatch legal invoice

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Radtke Engineering request for agenda/Zoom link.

Bishop invoicing /payment

KIP update

39 N /COL H – D Newspaper article

Auditor for August Treasurer report

Approval of Minutes

Joe Coar motioned to approve the July 28, 2021, meeting minutes as presented. Mike Rosenbaum seconded the motion. The motion carried unanimously.

TREASURER'S REPORT

KIDC TIF-\$62,110.00

421/I-94 TIF #1 -\$516,541.00

421/I-94 TIF #2-\$95,536.00

39 N TIF-\$74,336.00

Joe Coar motioned to approve the Treasurer's Report as presented. Terry Larson 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#2501463	\$144.00	
	Friedman & Associates	August '21 Legal Services	\$,1,500.00	
	MCR Partners	August '21 Professional Services	\$3,000.00	
	Thomas & Associates	July '21 Professional Services	\$601.25	
		Subtotal		\$5,245.25
US421#1	Thomas & Associates	July '21 Professional Services	\$601.25	
	MCR Partners	August '21 Professional Services	\$2,000.00	
	Herald-Dispatch	July '21 Legal Notice	\$27.67	
	Mitch Bishop	August '21 Professional Services	\$833.33	
	Cender & Company	June '21 Professional Services	\$506.25	
		Subtotal		\$3,968.50
39 North	MCR Partners	August '21 Professional Services	\$1,000.00	
		Subtotal		<u>\$1,000.00</u>
TOTAL OF CLAIMS				<u>\$10,213.75</u>

President Novak read the claims as presented for payment for the Kingsbury Industrial Park TIF area on the Claim Docket. After some discussion, Terry Larson motioned to approve the KIDC TIF area claims in the amount of \$5,245.25. Joe Coar seconded the motion. The motion carried unanimously.

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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 \$3,968.50. 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. Scott Cooley motioned to approve the 39 North TIF area claims in the amount of \$1,000.00. Terry Larson 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 plat was approved at the August Plan Commission meeting. Matt Reardon requested permission to ask the County Council for 2MM in ARPA funding for the 421 /I94 Utility infrastructure project. He stated this funding request is in addition to the TIF dollars, Michigan City Water Department, and donations from businesses benefitting from the utility infrastructure. Joe Coar motioned to approve Matt Reardon's request to attend the County Council meeting and ask the Council for 2MM in ARPA funding the 421/I94 utility project. Scott Cooley seconded the motion. The motion unanimously carried. President Novak asked if the 421/I94 utility project will go out to bid again. The RDC Attorney stated after review of the I.C. bidding laws an opinion will be rendered to the Commission. President Novak informed the Commission the County Council is committed to the Love's project. In fact, the County Council has prioritized the Love's project as a critical economic development project for the County.

B. KIP Update – Matt Reardon; MCR Partners

MCR; Matt Reardon reported KIP bridge project made the READI grant first cut. The Regional Development Authority (RDA) reached out for additional project information. The Commission discussed the ongoing infrastructure needs in KIP, specifically the roads. A landowner contacted Commissioners about the poor condition of the roads. The landowner stated the number of potholes and their size make the roads impassable, inhibiting commerce in KIP. Furthermore, Matt Saltanovitz; Director, Indiana Economic Development Corporation, informed Commissioner Mrozinski, site selectors touring KIP comment on the poor road conditions, making the KIP less attractive for economic development. Commissioner Mrozinski stated KIP roads are owned by the State of Indiana Department of Natural Resources. Commissioner Mrozinski stated he has connected with Representative Pressler and Senator Bohacek to begin the conversation on how to address the poor road conditions in KIP. The State of Indiana is a better opportunity rather than an individual property owner per parcel assessment, as the roads are owned by the State of Indiana. Commissioner Mrozinski will keep the Commission informed on the discussions with the State of Indiana regarding this matter. To assist in this effort, Joe Coar motioned to cover the cost of title work for 1st Line Road in KIP to confirm ownership of the road. Terry Larson seconded the motion. The motion carried unanimously. Mitch Bishop will crunch the numbers to determine the number of miles of road in KIP to support the discussions with the State.

C. 39 N Update- Matt Reardon; MCR Partners

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Matt Reardon: MCR reported the Indiana Toll Road Crossroads broadband project will positively impact La Porte County's broadband capacity. Mike Seitz: Business Retention and Expansion coordinator reported the 39 N Conservancy District (CD) has sent a letter to each freeholder in the CD assuring utility customers water is available. His letter also describes the current efforts to seek funding for a water tower to meet current and future water needs within the CD. The freeholders support of the funding efforts was asked for in the letter.

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

MCR; Matt Reardon introduced Patrick Wilkins; Event Center & Hotel Developer at 35/I94. Mr. Wilkins stated he is prepared to invest \$25,000,000.00 to create this development. Mr. Wilkins introduced Jon Gilmore; President and CEO of Tonn and Blank to describe the details of the project. Jon distributed a handout with project details to the Commission members. Jon informed the Commission the project site is located northeast of the interchange, generally described as 525 W and Highway 20. He stated the proposed development includes an 80-room hotel with 50 restaurant seats, 14 bar seats and 300 seating capacity for banquet services. Furthermore, two 10,000 square foot retail sites were depicted on the concept plan presented. Jon informed the Commission the proposed development is estimated to create 46 new full-time and 22 new part-time jobs, in addition to 60 construction jobs. The entrance to the proposed development will be off of 525 W.. Utility infrastructure, likely serviced by Michigan City is needed to support the development. Jon asked, with Mr. Wilkins, for public sector financial support for project utility infrastructure. The Commission responded to the request for public sector financial support for the proposed project utility infrastructure could possibly be tax increment financing and County American Rescue Plan (ARPA) funds. The Commission thanked Mr. Wilkins for his presentation and stated they look forward to continuing the conversations with him to implement this development in La Porte County. Matt Reardon: MCR stated work on the TIF Economic Development Area Plan is underway. Concurrently, Cender and Company will be contacted to prepare the financial analysis for the proposed development. Furthermore, Michigan City utilities will be engaged in these discussions.

NEW BUSINESS:

None

OTHER BUSINESS:

Matt Reardon; MCR updated the Commission on a 421/30 proposed development. Holladay Properties has a potential project in this corridor requiring utility infrastructure. Conversations with Holladay Properties are ongoing. MCR will continue to update the Commission on development discussions

ADJOURNMENT

Scott Cooley motioned to adjourn the meeting. Joe Coar seconded the motion. The motion carried unanimously. The next meeting will be held on September 29, 2021.

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Randy Novak
President

Attest:



Michael Rosenbaum
Secretary