

LAPORTE COUNTY REDEVELOPMENT COMMISSION MEETING AGENDA
WEDNESDAY, NOVEMBER 17, 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

<u>TIF</u>	<u>VENDOR NAME</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>	<u>TOTALS</u>
KIDC	Barnes & Thornburg	Legal Services Inv#2529892	\$412.00	
	MCR Partners	November '21 Professional Services	\$3,000.00	
	Thomas & Associates	October '21 Professional Services	\$464.75	
	Friedman & Associates	Litigation Legal Services Inv#10679	\$637.50	
		Subtotal		\$4,514.25
US421#1	Mitch Bishop	November '21 Professional Services	\$833.33	
	Herald-Dispatch	October '21 Bid Advertisement	\$40.71	
	Thomas & Associates	October '21 Professional Services	\$464.75	
	MCR Partners	November '21 Professional Services	\$2,000.00	
	Friedman & Associates	November '21 Legal Services	\$1,500.00	
		Subtotal		\$4,838.79
39 North	MCR Partners	November '21 Professional Services	\$1,000.00	
	Thomas & Associates	October '21 Professional Services	\$455.00	
	Herald-Dispatch	October '21 Legal Notices	\$25.40	
		Subtotal		\$1,480.40
TOTAL OF CLAIMS				<u>\$10,833.44</u>

10. Old Business:
 - a. 421/194 TIF project update- Matt Reardon; MCR – bid tabulation
 - b. KIP update – Matt Reardon; MCR
 - c. 39N update- Matt Reardon; MCR
 - d. 35/94 TIF– Matt Reardon; MCR
11. New Business:
 - a. LPCRDC December 29, 2021 meeting date consideration to change date to December 15, 2021
12. Other Business:
13. Adjourn

NOVEMBER 2021 LPCRDC COMMUNICATIONS

- Call MCR 180/90 TIF re: scheduling confirmatory resolution PH
- Call Mitch re: 2022 contract
- Mitch email re: Auditor payment schedule for remainder of year
- Call RDC President re: 2021 invoice payments
- Legal notice proof of publication
- Auditor request for Treasurer report
- Printed TIF Maps/added to files Viviana placed on webpage
- 421 bid tab from Mitch, printed/filed
- Barnes & Thornburg letter outstanding invoices, reconciled, none outstanding
- Resolution 2021-04 to MCR, RDC Attorney and Marci
- Bishop COVID hearing minutes texts

LA PORTE COUNTY REDEVELOPMENT COMMISSION MEETING MINUTES
OCTOBER 27, 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, October 27, 2021, at 4 P.M. (CDT), in Room #3, County Complex.

CALL TO ORDER

Meeting called to order by Secretary; Michael Rosenbaum, at 4:05P.M.

PLEDGE OF ALLEGIANCE

Pledge of Allegiance was recited.

ROLL CALL

Randy Novak – Absent
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, Tony Rodriguez; Director Office of Community and Economic Development, Mitch Bishop; County Planner, Commissioner Joe Haney, Michael Seitz; Retention & Expansion Coordinator, John Smith; USi Engineering, Mary Jane Thomas; Thomas & Associates, Sue Knoll, 39 N. Conservancy District, John Carr; Carpenters Union, Marci Kunstek; Indiana, Illinois, Iowa Foundation for Fair Contracting and bidders for the 421/I-94 Utility Infrastructure project.

Approval of the Agenda

Rich Mrozinski motioned to approve the agenda as presented. Terry Larson seconded the motion. The motion carried unanimously.

PUBLIC COMMENT

None

COMMUNICATIONS

- Aug. Agenda to Viviana to update RDC website
- Call Mitch re: signed Weaver Consultants contract/421 concept plan
- Redevelopment Association of Indiana mtg. notice emailed to RDC
- Legal notice proof of publication

LA PORTE COUNTY REDEVELOPMENT COMMISSION MEETING MINUTES

OCTOBER 27, 2021

- Auditor request for Treasurer report
- City Laporte letter of support 39 N. EDA grant
- Letter support Inovateus
- I-80/94-35 Declaratory Resolution
- Third quarter property tax appeals
- RAI October mtg.
- Radtke TIF Mapping request
- Business inquiry business registration requirements, MC
- Anacostia Rail Holding names Advisory Board
- 421 solicitation for bids advertisements
- LPC ARP H-D article
- Love's H-D article

Approval of Minutes

Joe Coar motioned to approve the September 29, 2021 meeting minutes, as presented. Rich Mrozinski seconded the motion. The motion carried unanimously.

TREASURER'S REPORT

KIDC TIF-\$47,776.00

421/I-94 TIF #1 -\$507,502.00

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

39 N TIF-\$72,213.00

Rich Mrozinski motioned to approve the Treasurer's Report as presented. Joe Coar 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#2523230	\$2,411.00	
	MCR Partners	October '21 Professional Services	\$3,000.00	
	Thomas & Associates	September '21 Professional Services	\$497.25	
	Friedman & Associates	Litigation Legal Services Inv#10671	\$780.00	
	Friedman & Associates	October '21 Legal Services	\$1,500.00	
		Subtotal		\$8,188.25
US421#1	Mitch Bishop	October '21 Professional Services	\$833.33	
	Herald-Dispatch	September '21 Legal Notices	\$66.11	
	Thomas & Associates	September '21 Professional Services	\$497.25	
	MCR Partners	October '21 Professional Services	\$2,000.00	
		Subtotal		\$3,396.69
39 North	MCR Partners	October '21 Professional Services	\$1,000.00	
	Thomas & Associates	September '21 Professional Services	\$123.50	
		Subtotal		\$1,123.50
TOTAL OF CLAIMS				<u>\$12,708.44</u>

LA PORTE COUNTY REDEVELOPMENT COMMISSION MEETING MINUTES
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Secretary Rosenbaum read the claims as presented for payment for the Kingsbury Industrial Park TIF (KIDC) area on the Claim Docket. After some discussion, Scott Cooley motioned to approve the KIDC TIF area claims in the amount of \$8,188.25. Terry Larson seconded the motion. The motion carried unanimously.

Secretary Rosenbaum read the claims as presented for payment for the US 421 #1 TIF area from the Claim Docket. Michael Mollenhauer motioned to approve the US 421 #1 TIF area claims in the amount of \$3,396.69. Terry Larson seconded the motion. The motion carried unanimously.

Secretary Rosenbaum 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 \$1,123.50. Scott Cooley seconded the motion. The motion carried unanimously.

OLD BUSINESS

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

Matt Reardon: MCR Partners report shifted to bid opening.

B. KIP Update – Matt Reardon; MCR Partners

MCR; Matt Reardon reported no word on READI grant. Golden spik for JBC/Lindborg is in the RDC future. RDC Attorney Friedman informed the Commission the KIP Rinker mediation continues. RDC will only pay court appraised value. Buyer of Rinker property intends to buy the entire parcel but will not do so until the eminent domain issue is settled. Attorney Friedman sense of the Commission is for mediation to continue so prospective purchaser could close. Attorney Friedman suggested an Executive Session to discuss this matter in further detail.

C. 39 N Update- Matt Reardon; MCR Partners

Matt Reardon: MCR reported work continues gaining support for the project. Attorney Friedman stated the City La Porte letter of support for the grant was received. The Commission was provided a copy of the letter. The Commission discussed the sizing of the water tower capacity. Attorney Friedman indicated there is debate among engineer's as to the appropriate size of the proposed water tower.

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

MCR; Matt Reardon reported the area TIF Plan is finalized and is in legal review.

NEW BUSINESS:

A. Bid Opening 421 Utility Infrastructure Project; MCR Partners; Matt Reardon

Matt Reardon: MCR Partners reported the 421 Utility Infrastructure Project required re-bidding as a result of the Trans-Canada pipeline concerns on the proposed project development site. Resident concerns regarding the utility infrastructure project are to contact MCR Partners. RDC

LA PORTE COUNTY REDEVELOPMENT COMMISSION MEETING MINUTES

OCTOBER 27, 2021

Attorney Friedman stated the process for the bid opening. The following sealed bids were publicly opened and read aloud:

- Grimmer Construction: \$5,288,863.00
- GE Marshall, Inc.: \$5,535,105.31
- HRP Construction: \$5,485,000.00
- Woodruff & Sons, Inc.: \$5,686,647.81
- D & M Excavating: \$4,903,525.00
- Gough Inc.: \$7,293,305.93

The Commission gave the bids to the County Highway Engineer and County Planner to review the bids for conformity to bid specifications. A bid tabulation was requested to be prepared with their recommendation for the next meeting. Secretary Rosenbaum thanked all the bidders for their time and effort. Joe Coar commented bids higher than initial bidding.

B. I-80/90-35 Declaratory Resolution-Matt Reardon; MCR Partners

Matt Reardon described the process to create the I-80/90-35 TIF district. He stated the draft TIF Area Plan was reviewed and approved by Barnes & Thornburg, resulting in the Declaratory Resolution for the new TIF District before them for their review and consideration. The Plan Commission will consider the proposed TIF Area Plan for conformity to the County Master Plan at their November 23, 2021, meeting. The County Council will consider the proposed TIF Area Plan after the Plan Commission, likely in December. Attorney Friedman stated he concurs with Barnes & Thornburg recommendation. MCR stated the process for the proposed new TIF area is like the other RDC existing TIF areas. After some discussion, Rich Mrozinski motioned to adopt Resolution 2021 -03 as presented. Joe Coar seconded the motion. The motion carried unanimously. Michael Mollenhauer motioned to submit the I-80/90-35 TIF Plan to the La Porte County Plan Commission for their consideration. Scott Cooley seconded the motion. The motion carried unanimously.

C. Responsible Business Practices and Submission Requirements for Project Receiving Incentives from the County of La Porte Resolution-RDC Attorney

Shaw Friedman: RDC Attorney stated the proposed Resolution tracks with the La Porte County existing Responsible Bidders Ordinance. The proposed resolution states in addition to bidders, businesses using tax dollars incentives must follow the same requirements. Attorney Friedman introduced John Carr: Business Representative Indiana, Kentucky, Ohio Region Council of Carpenters and Marci Kunstek; Indiana, Illinois, Iowa Foundation Fair Contracting to address the Commission. Mr. Carr stated La Porte County is the first county in State to approve the Resolution. He further stated Merrillville and the City of La Porte are considering the Resolution. Attorney Friedman added La Porte County was the first County in the State to adopt the Responsible Bidders Ordinance, leading the way. After some discussion, Scott Cooley motioned to adopt Resolution 2021-04 as presented. Rich Mrozinski seconded the motion. The motion carried unanimously.

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OTHER BUSINESS:

None

ADJOURNMENT

Rich Mrozinski motioned to adjourn the meeting at 4:45PM. Joe Coar seconded the motion. The motion carried unanimously. The next meeting will be held on November 17, 2021.

Michael Rosenbaum
Secretary

Attest:

Michael Rosenbaum
Secretary

LaPorte County Redevelopment Commission
 Monthly Financial Snapshot – November 17, 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 November 17th meeting's agenda.</i>	YTD Revenue/ Expenditures	YTD Revenue/ Expenditures	YTD Revenue/ Expenditures	YTD Revenue/ Expenditures
Beginning Balance – Jan 1, 2021	\$414,910	\$226,941	\$112,735	\$71,664
YTD Revenues				
TIF Revenues	\$146,302	\$158,670	\$99,148	\$20,254
Other Revenues, Interest Income, etc.				
Revenue Sub – Total	\$146,302	\$158,670	\$99,148	\$20,254
YTD Expenditures				
Cender – RDC Financial Advisory Services (\$20,000 annually)	\$4,215		\$1,270	\$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)	\$7,500		\$4,500	\$4,500
Friedman/Clark/Beall NIPSCO Proceedings				
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	\$37,000		\$18,000	\$11,000
Thomas & Associates, LLC – Administrative/Grant Services	\$5,382		\$3,295	\$4,569
Mitch Bishop	\$3,333		\$833	
Other Legal Services, i.e...litigation, out of pocket, etc.			\$225	
Other Services and Charges				
Legal Ad/Publication Fees (Herald – Dispatch, etc.)	\$211		\$80	\$50
KIP Condemnation (appraisal, court, legal services, etc)			\$127,940	
Dues, Membership Fees				
Fund Reimbursement -North American Sign Company			\$12,478	
Debt Service		(1)\$290,075		
Capital				
Loans			(2)	
Expenditure Sub – Total	\$58,549	\$290,075	\$168,621	\$21,185
Ending Balance – November 17, 2021	\$502,663	\$95,536	\$43,262	\$70,733

(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 – November 17, 2021

<i>This report includes claims being considered on the November 17th meeting's agenda.</i>	Budgeted / Approved	2018 Paid	2019 Paid	2020 Paid	2021 Paid	Remaining on Contract/Approved Amt
Professional Services Contracts or Approved						
US 421 AA#1						
Cender – Financial Serv-Bond Financing	\$34,000	\$13,830	\$893	\$450		\$18,827
RQAW – Watermain Design	\$210,000	\$178,500	\$31,500			\$0
*RQAW – Sanitary Design (Estimate) (Amendment	\$100,000		\$141,919			-\$41,919
*RQAW – Surveyor Related Work (Amendment	\$77,350	\$68,950	\$8,400			\$0
*RQAW – Appraisals (Amendment	\$26,000		\$15,300			\$10,700
**Weaver Group (Amended) – Geo & Easements	\$42,050	\$1,091	\$21,262		\$908	\$18,789
Weaver Group – Land Acquisition Sept '21	\$34,300					\$34,300
The Antero Group – Utility Design Review	\$8,500		\$8,500			\$0
Lochner – Construction Engineering	\$241,500					\$241,500
PiperJaffray – Bond Underwriter	\$36,000					\$36,000
Total	\$809,700	\$262,371	\$227,774	\$450	\$908	\$318,197
KIDC						
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
Total	\$15,400	\$9,028	\$3,571	\$0	\$0	\$2,801

*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)

Task	Amendment #1 Contract Amount	Paid Amount to Date
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)

Task	Amendment #1 Contract Amount (Total \$42,050)	Paid Amount to Date
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

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 November 17, 2021.

KIDC Project TIF-\$412.00 Barnes & Thornburg, legal services #2529892

KIDC Project TIF- \$3,000.00 MCR Partners November 2021

KIDC Project TIF-\$464.75 Thomas & Associates, LLC, October 2021 professional services

KIDC Project TIF-\$637.50 Friedman & Associates, litigation legal services Invoice # 10679

I-94/421 Project TIF-\$833.33 Mitch Bishop November 2021 professional services

I-94/421 Project TIF-\$40.71 Herald-Dispatch October 2021 bid advertisement

I-94/421 Project TIF-\$464.75 Thomas & Associates, LLC, October 2021 professional services

I-94/421 Project TIF-\$2,000.00 MCR Partners, November 2021, Professional Services

I-94/421 Project TIF-\$1,500.00 Friedman & Associates, legal services November 2021

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

39 N Project TIF-\$455.00 Thomas & Associates, LLC October 2021 professional services

39 N Project TIF-\$25.40 Herald-Dispatch October 2021 legal notices

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, November 6, 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

November 17, 2021

CLAIM DOCKET

<u>TIF</u>	<u>VENDOR NAME</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>	<u>TOTALS</u>
KIDC	Barnes & Thornburg	Legal Services Inv#2529892	\$412.00	
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39 North	MCR Partners	November '21 Professional Services	\$1,000.00	
	Thomas & Associates	October '21 Professional Services	\$455.00	
	Herald-Dispatch	October '21 Legal Notices	\$25.40	
			Subtotal	\$1,480.40
			TOTAL OF CLAIMS	<u>\$10,833.44</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 \$10,833.44. 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 17th day of November, 2021

Randy Novak, President
La Porte County Redevelopment Commission

Please list any denied or tabled claims:
