

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.

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, 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

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- 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>

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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 spike 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

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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