

LA PORTE COUNTY REDEVELOPMENT COMMISSION MEETING MINUTES
SEPTEMBER 29, 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, September 29, 2021, at 4 P.M. (CDT), in Room #3, County Complex.

CALL TO ORDER

Meeting called to order by Vice-President; Joe Coar, at 4:00P.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, Mark Childress; 39 N. Conservancy District and Danny Nesbaum; Inovateus

Approval of the Agenda

Michael Rosenbaum motioned to approve the agenda with an amendment adding Solar Project, and Weaver Consultants land acquisition services proposal for 421 utility infrastructure under New Business. Rich Mrozinski seconded the motion. The motion carried unanimously.

PUBLIC COMMENT

None

COMMUNICATIONS

-BT invoice printed/ filed
-Emails 421 bidding process
- Calls w/ 39 N CD re: EDA grant
-Calls with 39 CD businesses for EDA Beneficiary forms

**LA PORTE COUNTY REDEVELOPMENT COMMISSION MEETING MINUTES
SEPTEMBER 29, 2021**

-Emails for Special meeting; RDC members, Bldg. Maintenance

- County Assessor taxing districts tax appeal reports, 2nd quarter 2021
- Bishop 421 legal ad bid advertisement
- H-D Isis re: bid advertisement/claims
- Cender/Friedman invoices
- SWIF award announcement
- Bishop Weaver contract for October mtg.
- BT Sept. invoices from BT/Commissioner's office
- Legal notice proof of publication
- Auditor request for Treasurer report

Approval of Minutes

Rich Mrozinski motioned to approve the August 25, 2021, meeting minutes as presented. Scott Cooley seconded the motion. The motion carried unanimously. Rich Mrozinski motioned to approve the September 7, 2021, Special Meeting minutes. Michael Mollenhauer seconded the motion. The motion carried on the following vote: 6 Ayes, 0 Nays and 1 Abstention.

TREASURER'S REPORT

- KIDC TIF-\$55,174.00
- 421/I-94 TIF #1 -\$510,898.00
- 421/I-94 TIF #2-\$95,536.00
- 39 N TIF-\$73,336.00

Rich Mrozinski 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#2512148	\$687.00	
	MCR Partners	Sept '21 Professional Services	\$3,000.00	
	Thomas & Associates	August '21 Professional Services	\$523.25	
	Herald-Dispatch	August '21 Legal Notice	\$22.68	
	Friedman & Associates	Litigation Legal Services Inv#10660	\$600.00	
	Mitch Bishop	Sept '21 Professional Services	\$833.33	
	Cender & Company	Professional Services Inv#8813	\$1,270.00	
		Subtotal		\$6,936.26
US421#1	Thomas & Associates	August '21 Professional Services	\$523.25	
	MCR Partners	Sept '21 Professional Services	\$2,000.00	
	Cender & Company	Professional Services Inv#8813	\$1,620.00	
	Friedman & Associates	Sept '21 Legal Services	\$1,500.00	
		Subtotal		\$5,643.25
39 North	MCR Partners	Sept '21 Professional Services	\$1,000.00	
			Subtotal	\$1,000.00

LA PORTE COUNTY REDEVELOPMENT COMMISSION MEETING MINUTES
SEPTEMBER 29, 2021

TOTAL OF CLAIMS \$13,579.51

Vice-President Coar read the claims as presented for payment for the Kingsbury Industrial Park TIF area on the Claim Docket. After some discussion, Michael Rosenbaum motioned to approve the KIDC TIF area claims in the amount of \$6,936.26. Rich Mrozinski seconded the motion. The motion carried unanimously.

Vice-President Coar 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 \$5,643.25. Rich Mrozinski seconded the motion. The motion carried unanimously.

Vice-President Coar 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 \$1,000.00. Michael Mollenhauer 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 moving forward. Michigan City support of the water line extension in the amount of \$250,000.00 is confirmed. Hotel developer at Bob Evans site was urged to acquire adjacent parcels. Should the developer of this site engage in the acquisition of the adjacent parcels, discussions on incentives for the project with the RDC likely to be triggered.

B. KIP Update – Matt Reardon; MCR Partners

MCR; Matt Reardon reported the Regional Development Authority announced the KIP bridge project made the READI grant list in the amount of \$680,000.00. The Commission was informed Kingsbury Elevator has completed their fertilizer project.

C. 39 N Update- Matt Reardon; MCR Partners

Matt Reardon: MCR introduced Mary Jane Thomas; MjThomas & Associates for an update on the 39 N. Conservancy District EDA grant application. Ms. Thomas reported signed beneficiary forms have been received from TFCO and Fluid Solutions. In addition, a meeting was held with Enprotech and beneficiary form is in progress. Haynes International has responded to a request for a beneficiary form opening the door for a dialogue on the matter. The 39 N. Conservancy District approved a match resolution for the grant match greater than the minimum match required to be competitive in the grant process. Work will continue on beneficiary forms from La Porte Custom Metals and Hickman Williams.

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

MCR; Matt Reardon reported the economic development plan for the proposed economic development area is being created with input from the County Planner, RDC Attorney, Developer and Cender & Company. The plan will look at the cost of public infrastructure and include estimates of same. Meer Road will be included in the plan. After some discussion, Michael

LA PORTE COUNTY REDEVELOPMENT COMMISSION MEETING MINUTES

SEPTEMBER 29, 2021

Rosenbaum motioned to authorize the engagement of Cender & Company and Barnes & Thornburg for financial advisory services and legal services, respectively in the preparation of the TIF Declaratory and Confirmatory documents. Rich Mrozinski seconded the motion. The motion carried unanimously. In addition, by October 15, 2021, the appropriate zoning for the project is expected to be approved. The project financing likely to be private activity bonds with RDC support. Development agreement discussions are ongoing with the developer.

NEW BUSINESS:

A. Solar Project; MCR Partners; Matt Reardon

Matt Reardon: MCR Partners introduced Danny Nesbaum; Inovateus to brief the Commission on the KIP 900 acre, \$150-\$175,000,000.00 million, 124 megawatt alternating current, solar project scope of work. Inovateus services include procurement, development, maintenance in partnership with NIPSCO for 20-30 years. Inovateus will make efforts to subcontract work with local contractors. Concluding his briefing Mr. Nesbaum requested a letter of support from the Commission for the project. To date, Inovateus has spent a considerable amount of time and money to make sure this injection of electricity is safe. Prior to moving to the next step, which requires additional investment of time and money, Inovateus is seeking reassurance from the RDC of its support of the project in writing. Meetings have and will continue be held with Director of Office of Community and Economic Development, MCR Partners and the RDC Attorney regarding the project. After some discussion, Michael Rosenbaum motioned to support a portion of the NIPSCO settlement that is considered reasonable, to support the KIP solar project, such as the 3.5 million substation upgrades, as this investment in infrastructure benefits the solar project and 3 or 4 current KIP businesses. Rich Mrozinski seconded the motion. The motion carried unanimously The County Plan Commission received and reviewed Inovateus comments on the County Solar Ordinance.

Tony Rodriguez addressed the Commission stating electric vehicles are the future of automobile transportation. Key component to the future is energy availability, especially for successful economic development in the electric vehicle industry.

B. Weaver Consultants Land Acquisition Services Proposal 421 Utility Infrastructure Project

The Commission reviewed the \$34,300.00 Weaver Consultants Land Acquisition Services Proposal. After some discussion, Michael Rosenbaum motioned to approve the Weaver Consultants Land Acquisition Services Proposal in the amount of \$34,300.00 as presented. Rich Mrozinski seconded the motion. The motion carried unanimously.

OTHER BUSINESS:

Matt Reardon updated the Commission the Crossroads Data Center September 2021 announcement. Digital Crossroad is a wholesale colocation company comprised of proven industry veterans who are committed to delivering sustainable data center solutions that reduce environmental and economic cost. He stated the 39 N. TIF district is right there for a fiber connection that will make high speed fiber available for potential developments.

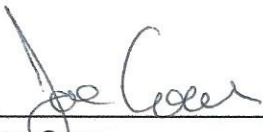
LA PORTE COUNTY REDEVELOPMENT COMMISSION MEETING MINUTES
SEPTEMBER 29, 2021

Tony Rodriguez: Director Office of Community and Economic Development updated the Commission on the ACME \$1,050,000.00 and SURF Broadband \$8,538,000.00 Next Level Connections (NLC) Letters of Intent (LOI) for last mile connectivity to residences and businesses in La Porte County. Fiber connectivity is not an option, it is a utility as the pandemic sheltering in place has shown. 30 – 40 letters of support have been received to support the LPC Rural Broadband Taskforce efforts to bring terrestrial fiber to an estimated 3,400 unserved and underserved in La Porte County. \$5,028,000.00 is requested in NLC grant funding, matched by private funds in the amount of \$4,060,000.00.

Joe Coar thanked Tony Rodriguez and Matt Reardon for their economic development efforts along with their team members Shaw Friedman, Michael Seitz, Mary Jane Thomas and Mitch Bishop, on behalf of La Porte County. This is a good team.

ADJOURNMENT

Rich Mrozinski motioned to adjourn the meeting at 4:42PM. Michael Rosenbaum seconded the motion. The motion carried unanimously. The next meeting will be held on October 27, 2021.



Joe Coar
Vice- President

Attest:



Michael Rosenbaum
Secretary