

LA PORTE COUNTY REDEVELOPMENT COMMISSION MEETING MINUTES
DECEMBER 15, 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, December 15, 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 – Absent
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; County Planner, Commissioner Joe Haney, Michael Seitz; Retention & Expansion Coordinator, John Smith; USi Engineering, Mary Jane Thomas; Thomas & Associates, Viviana Plaza; Office of Community and Economic Development and Karl Cender; Cender|Dalton Municipal Advisors.

Approval of the Agenda

Joe Coar motioned to approve the agenda with the removal of item 11c. Scott Cooley seconded the motion. The motion carried unanimously.

PUBLIC COMMENT

None

COMMUNICATIONS

-BT invoices
-MCR 2022 contract
-Auditor request for Treasurer Report
- Distribution of Indiana Business Journal article to RDC/OCED
-Cender/Dalton Municipal Advisors 2022 contract/ 2022 bond financial services contract

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- Vendor request
- Bishop COVID grant monitoring
- Friedman & Associates 2022 contract
- Marci/Cooley copy of signed Resolution request
- Bishop/Novak re: easement payments

Approval of Minutes

Joe Coar motioned to approve the November 17, 2021, meeting minutes, as presented. Michael Rosenbaum seconded the motion. The motion carried unanimously.

TREASURER'S REPORT

- KIDC TIF-\$37,935.00
- 421/I-94 TIF #1 -\$498,889.00
- 421/I-94 TIF #2-\$95,036.00
- 39 N TIF-\$68,233.00

Michael Rosenbaum 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#2543689	\$1,360.00	
	MCR Partners	December '21 Professional Services	\$3,000.00	
	Thomas & Associates	November '21 Professional Services	\$581.75	
	Friedman & Associates	Litigation Legal Services Inv#10695	\$360.00	
	Herald-Dispatch	November '21 Legal Notice	\$25.40	
		Subtotal		\$5,327.15
US421#1	Mitch Bishop	December '21 Professional Services	\$833.34	
	Thomas & Associates	November '21 Professional Services	\$581.75	
	MCR Partners	December '21 Professional Services	\$2,000.00	
	Weaver Consultants Group	Easement Procurement	\$359.00	
		Subtotal		\$3,774.09
39 North	MCR Partners	December '21 Professional Services	\$1,000.00	
	Friedman & Associates	December '21 Legal Services	\$1,500.00	
		Subtotal		\$2,500.00
			TOTAL OF CLAIMS	<u>\$11,601.24</u>

President Novak read the claims as presented for payment for the Kingsbury Industrial Park TIF (KIDC) area on the Claim Docket. After some discussion, Joe Coar motioned to approve the KIDC TIF area claims in the amount of \$5,327.15. Terry Larson 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. Scott Cooley motioned to approve the US 421 #1 TIF area claims in the amount of \$3,774.09. Terry Larson 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. Joe Coar motioned to approve the 39 North TIF area claims in the amount of \$2,500.00. Terry Larson seconded the motion. The motion carried unanimously.

OLD BUSINESS

A. 421/194 TIF Project Update – Matt Reardon; MCR Partners

Matt Reardon: MCR Partners reported on the 421 Utility Infrastructure meeting on December 2, 2021, at PNC, with impacted project property owners. Present at the meeting were D & M; low bidder, Mitchell Bishop; County Planner, Weaver Consultant Group representative for land acquisition services, and property owners. Questions regarding tap in fees for water and sewer for referred to County website where Michigan City tap fees for this project will be located. Mr. Reardon reported the project remains short of funds and ARPA funding will be formally requested from the County Council at their January 2022 meeting. A firm financial commitment is needed from the County Council to size the TIF bond issue. All the rocks have been kicked over- SWIF, READI, EDA, and MC Water Department (\$25,000.00). Love's received Plan Commission approval for logistic park. 300,000 square feet of development is anticipated on the site. Karl Cender: Cender/Dalton Municipal Advisors stated after the bids were opened, Cender/Dalton prepared a financial analysis. The financial gap for the project is 2.5 million dollars based on only the committed structures to be built on the site. The project cannot move forward without additional funding.

B. KIP Update – Matt Reardon; MCR Partners

MCR; Matt Reardon reported READI grant funds in the amount of \$861,000.00 has been awarded to the KIP JBC Rail/Lindborg track project. READI is a new program and NWIF is learning the paperwork. Contractor not yet determined; procurement process requirements must be followed. READI funded KIP as it is a unique project, whereas 39 N and 421 infrastructure projects were considered traditional projects. MCR is keeping an eye on not moving forward to request consideration of those funds to be allocated to La Porte County projects. READI are a big coup for La Porte County. IEDC and the Governor approval of a READI grant for La Porte County shows confidence in La Porte County economic development efforts. Four corners of La Porte County exploding with economic development opportunities.

C. 39 N Update- Matt Reardon; MCR Partners

Matt Reardon: MCR reported work continues gaining support for the project for the EDA Economic Adjustment Assistance application. VS Engineering update was given. Mr. Reardon reported a SWIF application was prepared for the project that was not funded. Also, an I & M grant was prepared for the project that was also not funded.

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

MCR; Matt Reardon reported the Plan Commission approved the TIF Plan at their most recent meeting. The TIF Plan now goes to the County Commissioners for consideration. Mr. Reardon recapped the project which is located on the southeast corner of I-94 and U.S. Highway 20. Michigan City water and sewer are nearby and able to be extended to serve the proposed development.

NEW BUSINESS:

A. Consideration of LPCRDC 2022 Meeting Schedule

After some discussion, Joe Coar motioned to the 2022 LPCRDC meeting schedule as presented. Michael Rosebaum seconded the motion. The motion carried unanimously.

B. Consideration of MCR Partners 2022 Contract

After some discussion, Joe Coar motioned to approve MCR Partners 2022 contract as presented. Michael Rosenbaum seconded the motion. The motion unanimously carried.

C. Consideration of Mitch Bishop 2022 Contract

Removed from the agenda

D. Consideration of MjThomas & Associates 2022 contract

After some discussion, Michael Rosenbaum motioned to approve MjThomas & Associates 2022 contract as presented. Scott Cooley seconded the motion. The motion carried unanimously.

E. Consideration Cender/Dalton Municipal Advisors 2022 General Financial Advisory Services Agreement

After some discussion, Joe Coar motioned to approve Cender/Dalton Municipal Advisors 2022 General Financial Advisory Services Agreement, as presented. Terry Larson seconded the motion. The motion unanimously carried.

F. Consideration Cender/Dalton Municipal Advisors 2022 I-94/421 TIF Bond Financial Advisory Services Agreement

After some discussion, Terry Larson motioned to approve Cender/Dalton Municipal Advisors 2022 I-94/421 TIF Bond Financial Advisory Services Agreement, as presented. Joe Coar seconded the motion. The motion unanimously carried

G. Consideration of Friedman & Associates 2022 Legal Services Contract for 2022

After some discussion, Joe Coar motioned to approve Friedman & Associates 2022 contract as presented. Michael Rosenbaum seconded the motion. The motion unanimously carried.

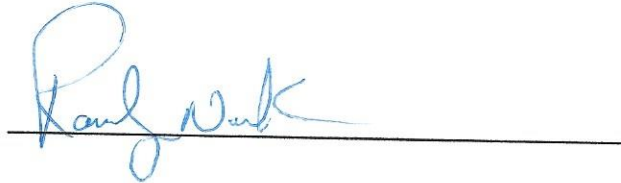
OTHER BUSINESS:

None

ADJOURNMENT

Scott Cooley motioned to adjourn the meeting at 4:37PM. Joe Coar seconded the motion. The motion carried unanimously. The next meeting will be held on January 26, 2022.

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Randy Novak
President

Attest:



Michael Rosenbaum
Secretary