

LAPORTE COUNTY REDEVELOPMENT COMMISSION MEETING AGENDA
WEDNESDAY, February 23, 2022, 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#2576204	\$1,914.00	
	MCR Partners	February '22 Professional Services	\$3,000.00	
	Thomas & Associates	January '22 Professional Services	\$458.25	
	Friedman & Associates	Litigation Legal Services Inv#10710	\$667.50	
	Herald-Dispatch	January '22 Legal notice	\$27.67	
		Subtotal		\$6,067.42
US421#1	Thomas & Associates	January '22 Professional Services	\$458.25	
	MCR Partners	February '22 Professional Services	\$2,000.00	
	Friedman & Associates	February '22 Legal Services	\$1,500.00	
	Weaver Consultants Group	Easement Procurement Services Inv# 55536, 55952, 56632	\$19,856.45	
		Subtotal		\$23,814.70
39 North	MCR Partners	February '22 Professional Services	\$1,000.00	
		Subtotal		\$1,000.00
TOTAL OF CLAIMS				<u>\$30,882.12</u>

- a. 421/I94 TIF project update - Matt Reardon; MCR
- b. KIP update – Matt Reardon; MCR
 1. Comcast Hupp Rd. right of entry and use of easement request; Shaw Friedman; RDC Attorney
- c. 39N update- Matt Reardon; MCR
- d. 35/94 TIF– Matt Reardon; MCR

10. New Business:

- a. TIF Bond Additional Appropriation Public Hearing - MCR and IceMiller
- b. Consideration of Resolution # 02-2022 Additional Appropriation Resolution- MCR and ICEMiller
- c. Bond sale update – MCR and Cender/Dalton
- c. Consideration of D & M Excavating 421 / I94 bid – MCR

11. Other Business:

12. Adjourn

February 2022 LPCRDC COMMUNICATIONS

- BT invoices
- BT 35 TIF Bond Counsel signed document request
- 2022 Rail Summit
- Auditor request for Treasurer report
- Bishop re: 421 easement claims
- Special meeting for February arrangements
- Friedman Comcast KIP request
- Cender / Dalton 421 bond issue
- MCR re: agenda items, 421 bond issue
- Gramarossa meeting emails confirmation
- Jeff Mayes-Herald Dispatch ZOOM only special mtg.
- Ice Miller 421 bond issue legal, resolutions
- Underwriter Robert W. Baird & Co. Incorporated Service agreement executed
- Herald – Dispatch legal public hearing notice arrangements/update to notice
- OCED ZOOM mtg arrangements

mjthomas2027@gmail.com

From: Coar Joseph <Joseph.Coar@tonnandblank.com>
Sent: Tuesday, February 8, 2022 2:44 PM
To: mjthomas2027@gmail.com
Subject: Re: R&M Summit Registration OPENS

I would like to attend if there is room
Joe

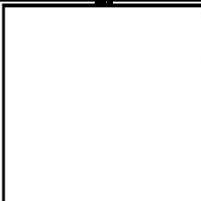
Get [Outlook for iOS](#)

From: mjthomas2027@gmail.com <mjthomas2027@gmail.com>
Sent: Tuesday, February 8, 2022 9:06:29 AM
To: Gramarossa, Connie <cgramarossa@laporteco.in.gov>; Coar Joseph <Joseph.Coar@tonnandblank.com>; Kevin Harmon <kdharmon0511@gmail.com>; 'Matt Reardon' <matt.reardon@mcrpartnersltd.com>; 'Mike Rosenbaum' <mrosenbaum@laportecounty.org>; 'Mitch Bishop' <mbishop@LaPorteCounty.org>; 'Randy Novak' <rnovak@laportecounty.org>; Richard Mrozinski <rmrozinski@laporteco.in.gov>; 'Rodriguez, Tony' <trodriguez@LaPorteCounty.org>; 'Scott Cooley' <scooley@ikorcc.com>; 'Shaw Friedman' <sfriedman.associates@frontier.com>; 'Terry Larson' <tal@ldconstruction.com>; Tim Stabosz <tstabosz@laporteco.in.gov>; Viviana Plaza <vplaza@laporteco.in.gov>
Subject: FW: R&M Summit Registration OPENS

WARNING: This email is from an EXTERNAL source. Exercise caution.

- Do not click on any links or attachments unless you are certain that they are safe and are required for business.
- If you believe this is a suspicious email click the **Phish Alert** button in the toolbar to have it removed, or if you are on a mobile device jus

From: Rail & Maritime Summit <adm@randmsummit.com>
Sent: Monday, February 7, 2022 1:23 PM
To: mjthomas2027@gmail.com
Subject: R&M Summit Registration OPENS



mjthomas2027@gmail.com

From: Rail & Maritime Summit <adm@randmsummit.com>
Sent: Monday, February 7, 2022 1:23 PM
To: mjthomas2027@gmail.com
Subject: R&M Summit Registration OPENS

x

**Announcing
The 2022 In-Person
RAIL & MARITIME SUMMIT
July 12, 2022
Union League Club, Chicago
11 Yrs. of Sold-out Summits.
We Deliver, Every Time.**

**THE YEAR OF INFRASTRUCTURE
Cutting-edge Information
Door-Opening Networking!
Register Opens February 7th
Only \$470
Click to Register
Benefit from the Ops of
Our Robust Economy.**

Plus, Get the Early Registration Fee: \$470.

All Registrations Are Final.

**We will advise on Covid protocol required by the City of Chicago
closer to the July Summit as it is updated.**

The Registration fee is non-refundable.

You can substitute names. Pls send all name changes/dietary requests to adm@randmsummit.com by July 3rd.

More than \$1,000,000,000 in deals have been initiated from recent Summits.

**Hear Key Information on
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Attend the Summit, July 12th!
Only \$470**

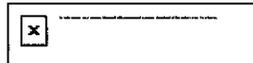
Click to Register

**See and Connect with Current and New Customers.
Leverage the Latest News and Information.**

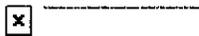
Sponsorships are available now!

Contact: mpitz@mepitzassociates.com or call 312-440-1038

**Great Value, Excellent Networking!
2022 Rail & Maritime Summit
July 12, 2022
Union League Club, Chicago**



**For additional information & sponsorships,
call 312-440-1038 or email:
MPitz@MEPitzAssociates.com
mep-associates.com/summit-registration/**



LA PORTE COUNTY REDEVELOPMENT COMMISSION MEETING MINUTES
JANUARY 26, 2022

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, January 26, 2022, at 4 P.M. (CDT), in Room #3, County Complex.

CALL TO ORDER

Meeting called to order by Vice- President; Joe Coar, at 4:07P.M. Randy Novak; President arrived and presided over the meeting.

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
Connie Gramarossa– 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 and Viviana Plaza; Office of Community and Economic Development.

Approval of the Agenda

Rich Mrozinski motioned to approve the agenda as presented. Michael Rosenbaum seconded the motion. The motion carried unanimously.

Election of 2022 Officers

Rich Mrozinski motioned to nominate and elect by unanimous slate: Randy Novak; President, Joe Coar; Vice-President, Michael Rosenbaum; Secretary, and Tim Staboz; Treasurer. Scott Cooley seconded the motion. The motion carried unanimously.

PUBLIC COMMENT

None

**LA PORTE COUNTY REDEVELOPMENT COMMISSION MEETING MINUTES
JANUARY 26, 2022**

COMMUNICATIONS

- BT invoices
- 2021 4th quarter Taxing Districts Property Tax Appeals
- Auditor request for Treasurer report
- Kiel Media LPCRDC 2022 meeting schedule request/response
- Bishop re: 421 easement claims
- MCR/Friedman re: 2022 invoicing
- OCED re: 2022mtg schedule/room #3 rsvp
- OCED ZOOM Credentials for 2022
- Marci Kunzel request 2x
- Mollenhauer signature request mailed
- Friedman and Beall NIPSCO case update emailed to Commission
- emailed media 2022 mtg. schedule
- KIP case update
- Cender / Dalton invoice
- Commissioner's ZOOM mtgs. Until further notice for all Boards and Commissions
- Mollenhauer Call re: signature
- MCR re: agenda items
- Diane re: Gramarossa contact info
- Jeff Mayes-Herald Dispatch ZOOM only mtg.

Approval of Minutes

Rich Mrozinski motioned to approve the December 15, 2021, meeting minutes, as presented. Terry Larson seconded the motion. The motion carried unanimously.

TREASURER'S REPORT

KIDC TIF-\$68,179.00
 421/I-94 TIF #1 -\$669,509.00
 421/I-94 TIF #2-\$95,036.00
 39 N TIF-\$82,363.00

The balances include the fall tax increment revenues.

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#2558081	220.00	
		Legal Services Inv#2550214	536.00	
	MCR Partners	January '22 Professional Services	\$3,000.00	
	Thomas & Associates	December '21 Professional Services	\$442.00	
	Friedman & Associates	Litigation Legal Services Inv#10704	\$240.00	
	Friedman & Associates	January '22 Legal Services	\$1,500.00	

**LA PORTE COUNTY REDEVELOPMENT COMMISSION MEETING MINUTES
JANUARY 26, 2022**

			Subtotal	\$5,938.00
US421#1	Thomas & Associates	December '21 Professional Services	\$442.00	
	MCR Partners	January '22 Professional Services	\$2,000.00	
	Herald-Dispatch	December '21 Legal notice	\$25.40	
	Philip J Pahs/ Carolyn A Pahs	Easement	\$2,700.00	
	Bozak Motors of LaPorte County	Easement	\$9,700.00	
	MJF Rentals	Easement	\$9,500.00	
			Subtotal	\$24,367.40
39 North	MCR Partners	January '22 Professional Services	\$1,000.00	
	Thomas & Associates	December '21 EDA Application	\$1,885.00	
			Subtotal	\$2,885.00
			TOTAL OF CLAIMS	<u>\$33,190.40</u>

Vice-President Coar read the claims as presented for payment for the Kingsbury Industrial Park TIF (KIDC) area on the Claim Docket. After some discussion, Rich Mrozinski motioned to approve the KIDC TIF area claims in the amount of \$5,938.00. Michael Rosenbaum 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. Rich Mrozinski motioned to approve the US 421 #1 TIF area claims in the amount of \$24,367.40. Michael Rosenbaum 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 \$2,885.00. Michael Rosenbaum seconded the motion. The motion carried unanimously.

OLD BUSINESS

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

Matt Reardon: MCR Partners reported the La Porte County Council approved 2 million dollars in ARPA funds for 421/I94 utility infrastructure project. Cender/Dalton and MCR to begin strategizing on how to prepare the financing of the project not later than the end of February. Securing easements continues, if property owner does not move forward with an easement, the engineer will work with the contractor to avoid the property.

B. KIP Update – Matt Reardon; MCR Partners

MCR; Matt Reardon reported Comcast requesting right of entry and use of easement on Hupp Road for the installation of aerial fiber at no cost to the Commission. After some discussion, Rich Mrozinski motioned approve Comcast request for right of entry and use of easement on Hupp

LA PORTE COUNTY REDEVELOPMENT COMMISSION MEETING MINUTES

JANUARY 26, 2022

Road to install aerial fiber at no cost to the Commission. Terry Larson seconded the motion. The motion unanimously carried.

C. 39 N Update- Matt Reardon; MCR Partners

Matt Reardon: MCR reported a productive call was had with the EDA Chicago Region Representative. Recommended updates to the application will be made to the EDA Economic Adjustment Assistance application and then the application will be submitted. EDA's typical review is 120 days.

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

MCR; Matt Reardon reported he will attend the February of the Plan Commission to confirm the TIF plan conforms to the La Porte County Comprehensive Plan. With Plan Commission conformity confirmation, he anticipates at the March Redevelopment Commission to begin kick-off the project financing. The La Porte County Council allocated 1.5 million in ARPA funding for this water and sewer utility infrastructure for this project.

NEW BUSINESS:

None

OTHER BUSINESS:

Shaw Friedman: Redevelopment Commission Attorney presented a letter of understanding with Barnes & Thornburg for the La Porte County 2022 Economic Development Revenue Bonds (Wilkins Entertainment Project) for consideration by the Commission. Attorney Friedman stated Barnes & Thornburg serve as Bond Counsel for this project. After some discussion, Rich Mrozinski motioned to authorize the Redevelopment Commission President to execute the letter of understanding with Barnes & Thornburg for the La Porte County 2022 Economic Development Revenue Bonds (Wilkins Entertainment Project) as presented. Michael Rosenbaum seconded the motion. The motion carried unanimously.

Tony Rodriguez: Director, Office of Community & Economic Development updated the Commission on funding efforts for expansion of broadband services within La Porte County. ACME and Surf Broadband have submitted Next Level Connections applications with the State of Indiana to expand fiber in the La Porte County. A meeting is scheduled with the Lieutenant Governor to request support for funding these applications. Attorney Friedman added, La Porte County recently became the first community in 2022 to be designated as a Certified Broadband Ready Community by the State of Indiana.

ADJOURNMENT

Michael Rosenbaum motioned to adjourn the meeting at 5:06PM. Rich Mrozinski seconded the motion. The motion carried unanimously. The next meeting will be held on February 23, 2022.

LA PORTE COUNTY REDEVELOPMENT COMMISSION MEETING MINUTES
JANUARY 26, 2022

Randy Novak
President

Attest:

Michael Rosenbaum
Secretary

LA PORTE COUNTY REDEVELOPMENT COMMISSION SPECIAL MEETING MINUTES
February 16, 2022

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 816 709 5918, Passcode 97531. You can also download the free Zoom app to your smartphone and join the meeting via the app.

The La Porte County Redevelopment Commission ZOOM only special meeting was held on Wednesday, February 16, 2022, at 4:00P.M. (CDT).

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

Connie Gramarossa – 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, Michael Seitz; Retention & Expansion Coordinator, Viviana Plaza; Office of Community and Economic Development, Lisa Lee; Bond Counsel, IceMiller, Access La Porte County, Karl Cender; Cender/Dalton Financial Advisors, Joe Haney; County Commissioner and Mary Jane Thomas; Thomas & Associates

Approval of the Agenda

Rich Mrozinski motioned to approve the agenda as presented. Scott Cooley seconded the motion. The motion carried unanimously.

OLD BUSINESS

A. Consideration of Resolution Number 01-2022 TIF Bond Resolution (Area 421)

Matt Reardon: MCR, discussed the project to extend water and sewer infrastructure to the southside of I-94 and that it has been bid several times and the bids expire February 24, 2022, so the La Porte County Redevelopment Commission want to be in a position to move forward; he also thanked the County Council for committing 2 million of ARPA funds to enable this project to move forward. Mr. Reardon introduced Lisa Lee: Bond Counsel with IceMiller to the Commission. Lisa Lee explained that Resolution No. 01-2022 provides for the funding of the I-94 /421

LA PORTE COUNTY REDEVELOPMENT COMMISSION SPECIAL MEETING MINUTES
February 16, 2022

infrastructure project and the refunding of the County's Taxable Economic Development Revenue Bonds, Series 2010 I94/421 TIF Allocation Area Number 2; she explained that the maximum aggregate issuance amount is \$4,600,000, with a maximum interest rate of 5.5% and final maturity no later than January 15, 2040. Lisa Lee stated the LaPorte County Board of Commissioners will review Resolution 01-2022 at their meeting this evening. The underwriter will begin work with the County Board of Commissioners support. The La Porte County Redevelopment Commission at their regular February meeting will conduct a public hearing and consider Resolution Number 02-2022 Additional Appropriation. Lisa Lee introduced Karl Cender: Cender/ Dalton financial advisor to review the financial report supporting the financing. Karl Cender: Cender/Dalton explained the breakdown of the issuance amount between the project and the refunding and set out the funds on hand and other pledges of funds for this project (see Cender/Dalton report for the breakdown); Holladay agreed to refinancing the 2010 421/I94 TIF Allocation Area 2 taxable bonds with an interest rate of 7%.

Shaw Friedman: Redevelopment Commission Legal Counsel, expressed that he had reviewed the legal documents and thanked the team for coming up with an innovative way to accomplish the goals of the Commission.

After some discussion, Michael Rosenbaum motioned to adopt Resolution 01-2022 as presented. Rich Mrozinski seconded the motion. The motion unanimously carried.

ADJOURNMENT

There being no further business, Scott Cooley motioned to adjourn the special meeting at 4:25PM. Michael Rosenbaum seconded the motion. The motion carried unanimously.

Joe Coar
Vice-President

Attest:

Michael Rosenbaum
Secretary

LaPorte County Redevelopment Commission
 Monthly Financial Snapshot – February 23, 2022
 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 February 23rd meeting's agenda.</i>	YTD Revenue/ Expenditures	YTD Revenue/ Expenditures	YTD Revenue/ Expenditures	YTD Revenue/ Expenditures
Beginning Balance – Jan 1, 2022	\$693,876	\$95,036	\$74,117	\$85,248
YTD Revenues				
TIF Revenues				
Other Revenues, Interest Income, etc.				
Revenue Sub – Total	\$0	\$0	\$0	\$0
YTD Expenditures				
Cender – RDC Financial Advisory Services (\$20,000 annually)				
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 Consultants Group (Amended)-421 Easements				
Weaver Consultants Group – Land Acquisition (Sept '21)	\$19,856			
Lochner – 421 Construction Engineering				
Friedman – Monthly Retainer (\$1,500/mo)	\$1,500		\$1,500	
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	\$4,000		\$6,000	\$2,000
Thomas & Associates, LLC – Administrative/Grant Services	\$900		\$900	\$1,885
Mitch Bishop				
Other Legal Services, i.e...litigation, out of pocket, etc.				
Other Services and Charges				
Legal Ad/Publication Fees (Herald – Dispatch, etc.)	\$25		\$28	
KIP Condemnation (appraisal, court, legal services, etc)			\$3,577	
US Hwy 421 Purchase of Easements	\$21,900			
Dues, Membership Fees				
Debt Service		(1)		
Capital				
Loans			(2)	
Expenditure Sub – Total	\$48,181	\$0	\$12,005	\$3,885
Ending Balance – February 23, 2022	\$645,695	\$95,036	\$62,112	\$81,363

(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 – February 26, 2022

<i>This report includes claims being considered on the February 23rd meeting's agenda.</i>	Budgeted/ Approved Contracts	2018 Paid	2019 Paid	2020 Paid	2021 Paid	20221 Paid	Remaining on Contract/ Approved Amt
Professional Services Contracts or							
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)	\$100,000		\$141,919				-\$41,919
*RQAW – Surveyor Related Work	\$77,350	\$68,950	\$8,400				\$0
*RQAW – Appraisals	\$26,000		\$15,300				\$10,700
**Weaver Group (Amended) – Geo &	\$42,050	\$1,091	\$21,262		\$908		\$18,789
Weaver Group – Land Acquisition Sept '21	\$34,300				\$359	\$19,856	\$14,085
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	\$1,267	\$19,856	\$297,982
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

LA PORTE COUNTY REDEVELOPMENT COMMISSION

February 23, 2022

CLAIM DOCKET

<u>TIF</u>	<u>VENDOR NAME</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>	<u>TOTALS</u>
KIDC	Barnes & Thornburg	Legal Services Inv#2576204	\$1,914.00	
	MCR Partners	February '22 Professional Services	\$3,000.00	
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	Friedman & Associates	Litigation Legal Services Inv#10710	\$667.50	
	Herald-Dispatch	January '22 Legal notice	\$27.67	
		Subtotal		\$6,067.42
US421#1	Thomas & Associates	January '22 Professional Services	\$458.25	
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	Friedman & Associates	February '22 Legal Services	\$1,500.00	
	Weaver Consultants Group	Easement Procurement Services Inv# 55536, 55952, 56632	\$19,856.45	
			Subtotal	
39 North	MCR Partners	February '22 Professional Services	\$1,000.00	
		Subtotal		\$1,000.00
TOTAL OF CLAIMS				<u>\$30,882.12</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 \$30,882.12. 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 23rd day of February, 2022

 Randy Novak, President
 La Porte County Redevelopment Commission

Please list any denied or tabled claims:

Market: Chicago

Site State: Indiana

Site Address: 3999 Hupp Road, LaPorte, IN 46350

ACCESS AGREEMENT

THIS ACCESS AGREEMENT (the "Agreement") is made and entered into on January 25th 2022 (the "Effective Date") by and between Comcast Cable Communications Management, LLC, a Delaware limited liability company, on behalf of its affiliates (together, "Comcast"), and [INSERT LEGAL NAME OF OWNER], a [INSERT STATE OF FORMATION AND TYPE OF ENTITY] (the "Owner"), which owns the land and the improvements thereon (together, the "Property") having an address of 3999 Hupp Road, LaPorte, IN 46350.

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1. **Grant.** Owner hereby grants to Comcast a non-exclusive license to construct, install, inspect, maintain, operate, remove, repair, and replace at Comcast's sole option and expense, certain wires, cables, conduit, lock-boxes, building entrance facilities, common area equipment, and other appurtenant fixtures and equipment (the "Facilities") at the Property, as may be necessary or useful for distributing communications services to users at the Property (the "Users"). Owner shall allow Comcast access to the Property during normal business hours and at all times during emergencies for the foregoing purposes. Access within each User's premises shall be as provided in a separate service agreement with Users. An 'emergency' hereunder shall be deemed to mean an outage of communications services to Users.

2. **Installation.** Prior to the commencement of Comcast's initial installation of the Facilities at the Property, Comcast shall prepare and deliver to Owner plans and specifications (the "Plans") of the Facilities. No work shall commence until Owner has approved the Plans, which approval will not be unreasonably withheld, conditioned, or delayed. Upon approval of the Plans, such Plans shall be attached hereto as Exhibit A, and construction of the Facilities as shown on the Plans shall be performed in a manner consistent with generally accepted construction standards. Within sixty (60) days of the expiration or earlier termination of this Agreement, Comcast shall, upon notice by the Owner prior to such expiration, at Comcast's sole cost and expense remove from the Property the Facilities (other than any Facilities which consist of underground conduit, vaults, and/or any conduit installed in any risers or raceways). Any Facilities not removed from the Property within sixty (60) days after the expiration or earlier termination of this Agreement shall be deemed the property of Owner without further liability to Comcast.

3. **Comcast Obligations.** Comcast shall comply with all applicable laws. Comcast shall keep the Facilities in good order and repair and shall promptly repair all damage to the building caused by Comcast, other than ordinary wear and tear. The Facilities shall belong to Comcast, shall be located at the Property at sole risk of Comcast, and Owner shall not be liable for damage thereto or theft, misappropriation or loss thereof, except to the extent of the gross negligence or willful misconduct of Owner, its employees or contractors. Comcast shall be responsible for, and shall also indemnify, hold harmless and defend Owner against, the satisfaction or payment of any liens for any provider of work, labor, material or services claiming by, through or under Comcast.

4. **Term.** This Agreement shall have an initial term of ten (10) years, commencing on the Effective Date. This Agreement shall automatically renew for two (2) successive periods of five (5) years each, provided that there is a User at the Property at the beginning of each renewal term. The license granted hereby may not be revoked during the Term, except as provided in Section 8.

5. **Indemnification.** Comcast shall indemnify, hold harmless and defend Owner, its employees, contractors, invitees, officers, directors, affiliates or subsidiaries, from and against any and all claims, actions, damages, liabilities and expenses, including reasonable attorneys' fees and other professional fees, in connection with any property damage or personal injury, arising from or out of the installation, operation, maintenance, or removal by Comcast of the Facilities, except to the extent that any such claims, actions, damages, liabilities, expenses are caused by the Owner, its employees, contractors, invitees, officers, directors, affiliates or subsidiaries.

6. **Damages.** Neither party shall be liable to the other party for any lost profits, special, incidental, punitive, exemplary or consequential damages.

7. **Insurance.** Prior to installation of the Facilities, and thereafter upon Owner's request at the renewal of required policies, Comcast shall provide a certificate of insurance to Owner, naming Owner as an additional insured.

8. **Default.** Should either party default in the performance of material provision of this Agreement and fail to correct same within thirty (30) days after having received notice (hereinafter defined) specifying the nature of such default, unless such default is of a nature that it cannot be completely cured within thirty (30) days, if a cure is not commenced within such time and thereafter diligently pursued to completion, then the non-defaulting party may terminate this Agreement and may pursue all other remedies available to it at law and/or equity.

9. **Notices.** All notices under this Agreement shall be in writing and be given by: (i) certified mail, return receipt requested; or (ii) a nationally recognized overnight courier service to the respective address set forth below or as may subsequently in writing be requested. All notices shall be deemed given upon receipt or refusal of receipt.

If to Owner: [Redacted]
[Redacted]
[Redacted]
Attn: [Redacted]

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If to Comcast: Comcast Cable Communications Management, LLC

[1500 McConnor Parkway](#)
[Schaumburg, IL 60173](#)
Attn: Business Services

With a copy to: Comcast Cable Communications, LLC
One Comcast Center
1701 JFK Blvd.
Philadelphia, PA 19103
Attn: Real Estate Counsel

And with a copy sent by email to: Legal_Notices@comcast.com

Notwithstanding the foregoing, routine operational communications may be made to Owner's local contact by telephone and/or email:

Owner's local contact: Name: _____
Phone: _____
Email: _____

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10. **Miscellaneous.** This Agreement shall bind and benefit the parties and their respective successors and assigns. This Agreement shall not be recorded.

[INSERT LEGAL NAME OF OWNER]

Comcast Cable Communications Management, LLC

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By: _____

By: _____

Name: _____
(Print)
Owner's Duly Authorized Agent

Name: [Jeffrey Cobb](#)

Title: _____

Title: [VP Business Services](#)

EXHIBIT "A"
The Plans

Comcast Fiber & Coax Extension
Kingsbury Industrial Park, LaPorte IN

Satellite view: start point aerial inside easement path



Satellite view: underground bore path inside Kingsbury Industrial Park



**LAPORTE COUNTY
REDEVELOPMENT
COMMISSION
NOTICE OF PUBLIC HEARING
ON ADDITIONAL
APPROPRIATION**

Notice is hereby given that the LaPorte County Redevelopment Commission ("Commission") will hold a public hearing at 4:00 p.m. (central time) on February 23, 2022 at the LaPorte County Complex, Room #3, 809 State Street, LaPorte, Indiana, to consider the appropriation of an amount not to exceed \$4,500,000.00 from the proceeds of the Commission's Tax Increment Revenue Bonds of 2022, in an amount not to exceed \$4,500,000.00 and all investment earnings thereon, for the costs of construction certain infrastructure as further set forth in Exhibit A attached to the Bond Resolution, together with all necessary appurtenances, related improvements and equipment, in, serving or benefitting the I-94/U.S. Route 421 Economic Development Area, funding a debt service reserve, if necessary, and payment of issuance expenses. Taxpayers of the LaPorte County Redevelopment District appearing at the meeting shall have the right to be heard with respect to this additional appropriation.

**NOTIFICATION OF
ELECTRONIC PARTICIPATION
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 and password 528228. You can also download the free Zoom app to your smartphone and join the meeting via the app.

Dated this 11th day of February, 2022.

**LAPORTE COUNTY
REDEVELOPMENT
COMMISSION**

hspaxlp

LAPORTE COUNTY REDEVELOPMENT COMMISSION
ADDITIONAL APPROPRIATION RESOLUTION

RESOLUTION NO. _____

WHEREAS, the LaPorte County ("County") Redevelopment Commission ("Commission") has established and expanded the I-94/U.S. Route 421 Economic Development Area ("Area") in order to undertake certain local public improvements consisting of the acquisition, construction, expansion and improving of certain infrastructure improvements, including roadway construction and reconstruction, right-of-way acquisition, storm water, sanitary sewer, and water line extensions and enhancements and other utility extensions and improvements), and on the cost of the construction of certain water and sewer infrastructure improvements in, serving or benefitting the Area, located in the LaPorte County Redevelopment District ("District") and the current refunding of the County's outstanding Taxable Economic Development Revenue Bonds, Series 2010 (HP LRHS Land Development Project) ("2010 Bonds") (collectively, "Project"), funding a debt service reserve and incidental expenses incurred in connection with the Project;

WHEREAS, the Commission has adopted a bond resolution approving the issuance of bonds, in one or more series ("Bond Resolution"), payable solely from Tax Increment, senior to the repayment of the Loan (each as defined in the Bond Resolution), in an aggregate principal amount not to exceed \$4,600,000 for its [Taxable] Redevelopment District Tax Increment Revenue [and Refunding Revenue] Bonds of ____ (to be completed with the year in which issued) ("Bonds"), in order to procure funds to be applied on the costs of the Project, the refunding of the 2010 Bonds, funding a debt service reserve and costs associated with issuance of the Bonds (collectively, "Costs of the Project"); and

WHEREAS, the Commission has published notice in accordance with IC 5-3-1 and IC 6-1.1-18-5, and on February 23, 2022 held a public hearing regarding the appropriation of the proceeds of the Bonds;

NOW, THEREFORE, BE IT RESOLVED BY THE LAPORTE COUNTY REDEVELOPMENT COMMISSION AS FOLLOWS:

Section 1. (a) An appropriation in an amount not to exceed Four Million Six Hundred Thousand Dollars (\$4,600,000) for the Bonds, and interest earned thereon, is hereby made to be applied to the Costs of the Project; and the funds to meet this appropriation will be provided out of the proceeds of the Bonds. This appropriation is in addition to all other appropriations provided for in the existing budget and tax levy of the District for the current year.

(b) The fiscal officer of the Commission is hereby authorized and directed to provide information to the Department of Local Government Finance concerning this appropriation.

Section 2. This resolution shall be in full force and effect immediately upon its adoption.

Adopted at a meeting of the Commission held on February 23, 2022, in LaPorte County, Indiana.

LAPORTE COUNTY REDEVELOPMENT
COMMISSION

President

ATTEST:

Secretary