

LA PORTE COUNTY REDEVELOPMENT COMMISSION MEETING MINUTES
NOVEMBER 17, 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, November 17, 2021, at 4 P.M. (CDT), in Room #3, County Complex.

CALL TO ORDER

Meeting called to order by President; Randy Novak, at 4:01P.M.

PLEDGE OF ALLEGIANCE

Pledge of Allegiance was recited.

ROLL CALL

Randy Novak – Present
Joe Coar – Present
Rich Mrozinski – Present
Terry Larson – Absent
Scott Cooley – Present
Michael Mollenhauer – Absent
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, Viviana Plaza; Office of Community and Economic Development.

Approval of the Agenda

Joe Coar motioned to approve the agenda as presented. Scott Cooley seconded the motion. The motion carried unanimously.

PUBLIC COMMENT

None

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

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- 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
- Auditor's office re: RDC Claims submission in Dec.
- Web page updates

Approval of Minutes

Scott Cooley motioned to approve the October 27, 2021, meeting minutes, as presented. Joe Coar seconded the motion. The motion carried unanimously.

TREASURER'S REPORT

- KIDC TIF-\$43,262.00
- 421/I-94 TIF #1 -\$502,663.00
- 421/I-94 TIF #2-\$95,536.00
- 39 N TIF-\$70,733.00

Joe Coar motioned to approve the Treasurer's Report as presented. Michael Rosenbaum 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#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>

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President Novak read the claims as presented for payment for the Kingsbury Industrial Park TIF (KIDC) area on the Claim Docket. After some discussion, Michael Rosenbaum motioned to approve the KIDC TIF area claims in the amount of \$4,514.25. Scott Cooley seconded the motion. The motion carried unanimously.

President Novak read the claims as presented for payment for the US 421 #1 TIF area from the Claim Docket. Joe Coar motioned to approve the US 421 #1 TIF area claims in the amount of \$4,83.79. Michael Rosenbaum 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. Michael Rosenbaum motioned to approve the 39 North TIF area claims in the amount of \$1,480.40. Scott Cooley 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 bids the RDC received last month. The lowest bidder was D & M Excavating in the amount of \$4,900,000.00. The bid is good for 120 days from the date of bid opening. The project is in limbo until the County decides on the use of the ARPA funds. 421 Partners has plans to construct a 300,000 square foot building, adding a potential 24 million in assessed value to the 421 Allocation Area 1 TIF. VS Engineering is preparing documents. The LPC Plan Commission will review the project at their November 23, 2021, meeting Love's is ready to begin in Spring 2022, waiting on utilities. Weaver Group is proceeding with carefully with the land procurement services. Weaver Group has scheduled a December 2, 2021, meeting with property owners regard land procurement for the project. Michael Seitz reported he had a site with Vanair today. Vanair stated a potential expansion at this location is in their future. La Porte County is ready to assist.

B. KIP Update – Matt Reardon; MCR Partners

MCR; Matt Reardon reported no word on READI grant. Number of KIP are uncountable. Three (3) large projects are currently considering KIP. IEDC has upped their marketing of KIP. RDC Attorney Friedman reported Rinker mediation on hold as buyer Attorney moving forward with a 103 transfer by end of first quarter of 2022.

C. 39 N Update- Matt Reardon; MCR Partners

Matt Reardon: MCR reported work continues gaining support for the project. 39 N property is hot right now. 10-15 site selection responses have been completed for 39 N sites. There have been several site visits, interest in activating rail to the site, with some uses exceeding the light industrial zoning classification.

Commissioner Mrozinski stated he is going to the County Council meeting tonight to ask consideration for ARPA funding to be used for water, sewer, and broadband project. Joe Coar said ARPA is an important part of the 35 North, KIP, South of 30 and 39 N potential to explode. La Porte

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County needs to move forward with there developments. RDC Attorney Friedman reminded the RDC that Major Moves Fund dollar have potential to be paired with ARPA funds for projects.

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

MCR; Matt Reardon reported the RDC approved Declaratory Resolution was passed onto the La Porte County Plan Commission. As the County Council is not scheduled to meet in December, the RDC consideration of the Confirmatory Resolution will likely be in early 2022.

NEW BUSINESS:

A. LPCRDC December 29,2021 meeting date consideration to change date to December 15

After some discussion, Michael Rosenbaum motioned to change the December 29, 2021, to December 15, 2021. Joe Coar seconded the motion. The motion carried unanimously.

OTHER BUSINESS:

Housing TI F or HoTIF opportunity is available to the RDC. The Director of the OCED and MCR are looking for locations and a developer for a housing project that is eligible for HoTIF funds. This is one shot opportunity for eligible entities. It helps put in infrastructure, encouraging housing developer to look at La Porte County.

The RDC discussed how Regional Sewer District fee fit into project development. The Regional Sewer District fees are for the district operational expenses, currently. RDC Attorney Friedman stated the RDC waived jurisdiction for utilities in an informal agreement with Regional Sewer District.

It was announced Valley Hills Golf Course acreage is proposed to be transformed into 300 housing sites. The developer has not asked RDC assistance, but needs rezoning, then plat committee review.

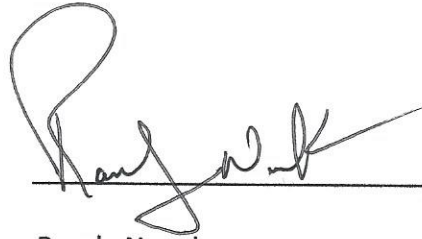
Joe Coar stated development using TIF support jobs, taxes, and construction. The RDC continued close working relationship with the Regional Sewer District is vital to future development in La Porte County.

Mitch Bishop, Regional Sewer District Board President, stated without wastewater treatment plant improvements Saugany Lake can be serviced, with wastewater treatment plant improvement, Saugany and Hudson Lake can be serviced.

ADJOURNMENT

Joe Coar motioned to adjourn the meeting at 4:37PM. Scott Cooley seconded the motion. The motion carried unanimously. The next meeting will be held on December 15, 2021.

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Randy Novak
President

Attest:



Michael Rosenbaum
Secretary