

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

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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	

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			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	<u>\$2,885.00</u>
			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. 421/194 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 421/194 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

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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. 35/194 TIF Update - Matt Reardon; MCR Partners

MCR; Matt Reardon reported he will attend the February meeting 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 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.

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Randy Novak
President

Attest:



Michael Rosenbaum
Secretary