

LA PORTE COUNTY REDEVELOPMENT COMMISSION MEETING MINUTES  
FEBRUARY 23, 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, February 23, 2022, at 4 P.M. (CDT), in Room #3, County Complex.

**CALL TO ORDER**

Meeting called to order by President; Randy Novak, at 4:07P.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  
Connie Gramarossa– Absent  
Michael Rosenbaum – Present  
Jan Ribordy, Ex-Officio -Absent

Others Present: Attorney Shaw Friedman, Matt Reardon; MCR Partners, Viviana Plaza: Office of Community and Economic Development, Mitch Bishop; County Planner, Michael Seitz; Retention & Expansion Coordinator, John Smith; USi Engineering, Lisa Lee; IceMiller Bond Counsel, Karl Cender; Financial Advisor and Mary Jane Thomas; MjThomas & Associates .

The Redevelopment Commission and attendees observed a moment of silence in remembrance of Tony Rodriguez; Director of the Office of Community and Economic Development Father and RDC Member Connie Gramarossa' s Mother who died this past week.

**Approval of the Agenda**

Michael Rosenbaum motioned to approve the agenda with an amendment to New Business adding 10e Rail Summit 2022. Joe Coar seconded the motion. The motion carried unanimously.

**PUBLIC COMMENT**

None

**COMMUNICATIONS**

-BT invoices

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- BT35 TIF Bond Counsel signed document request BT
- 2022 Rail Summit invite emailed to RDC members and colleagues
- Treasurer report request to the County Auditor
- Bishop 421 easement claims
- February Special meeting arrangements
- Friedman Comcast KIP agreement
- CenderDalton 421 bond issue
- MCR re: Feb. agenda items, 421 bond issue
- Gramarossa meeting email confirmation
- IceMiller 421 bond issues- resolution, public hearing notice
- Underwriter Robert W. Baird & Co Incorporated service agreement, 421 bond issue
- Publication in Herald-Dispatch legal notice of public for additional appropriation
- OCED Zoom mtg. arrangements for special meeting
- Bishop D & M contract
- LPCSC RDC appointment of Jan Ribordy announcement

**Approval of Minutes**

Joe Coar motioned to approve January 26, 2022, meeting minutes and the February 16, 2022, Special meeting minutes as presented. Michael Rosenbaum seconded the motion. The motion carried unanimously.

**TREASURER'S REPORT**

KIDC TIF-\$62,112.00  
 421/I-94 TIF #1 -\$635,695.00  
 421/I-94 TIF #2- (55,189.00)  
 39 N TIF-\$81,363.00

The balances include the fall tax increment revenues.

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#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	
			<b>Subtotal</b>	
US421#1	Thomas & Associates	January '22 Professional Services	\$458.25	
	MCR Partners	February '22 Professional Services	\$2,000.00	

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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	
			<b>Subtotal</b>	\$23,814.70
39 North	MCR Partners	February '22 Professional Services	\$1,000.00	
			<b>Subtotal</b>	<u>\$1,000.00</u>
			<b>TOTAL OF CLAIMS</b>	<u>\$30,882.12</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, Scott Colley motioned to approve the KIDC TIF area claims in the amount of \$6,067.42. Joe Coar 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. Scott Cooley motioned to approve the US 421 #1 TIF area claims in the amount of \$23,814.70. Joe Coar 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 \$1,000.00. Joe Coar seconded the motion. The motion carried unanimously.

President Novak acknowledged the docket in the amount \$30,882.12 was approved as presented.

**OLD BUSINESS**

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

Matt Reardon: MCR Partners report will be in New Business 10a and 10b.

**B. KIP Update – Matt Reardon; MCR Partners**

MCR; Matt Reardon reported Comcast Agreement was in their meeting packets for review as promised. Comcast is prepared to issue a media release about the KIP investment in the very near future. RDC Attorney Friedman stated this is a significant investment by private enterprise in KIP. Michael Rosenbaum motioned to execute Comcast right of entry agreement. Joe Coar seconded the motion. The motion carried unanimously. READI Grant is moving forward. Kingsbury Elevator CN track to bridge and JBC Rail CSX track to bridge. Waiting for Via Rail estimate for cost of bridge.

**C. 39 N Update- Matt Reardon; MCR Partners**

Matt Reardon: MCR reported the EDA grant was submitted the first week of February. Announcement expected early April. RDC Attorney Friedman stated the County Council supports 39 N request for ARPA funding for the water tower, if project is funded by EDA.

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

MCR; Matt Reardon reported he attended the February meeting of the Plan Commission at which the Plan Commission confirmed the TIF plan conforms to the La Porte County Comprehensive Plan. Next step is the County Council. MCR will follow-up with Michigan City Sanitary and Water Departments regarding utility infrastructure for the TIF.

**NEW BUSINESS:**

**A. 421 TIF Bond Additional Appropriation Public Hearing**

Matt Reardon MCR Partners introduced Lisa Lee; IceMiller Bond Counsel to address the Commission. Lee stated a Special Meeting of the RDC was held on February 16, 2022, to approve the 421 Bond Resolution. That evening the County Commissioners approved the 421 Bond Resolution. Lee stated the next step in the process is the public hearing on the additional appropriation of refunding of the 421 AA #2 tax exempt bonds. After the public hearing the Commission will consider Resolution #02-2022 Additional Appropriation Resolution. President Novak opened the public hearing. There being no public comment, President Novak closed the public hearing.

**B. Consideration of Resolution #02-2022 Additional Appropriation**

The Commission introduced Resolution #02-2022. After some discussion, Michael Rosenbaum motioned to adopt Resolution #02-2022, as presented. Joe Coar seconded the motion. The motion unanimously carried.

**C. Bond Sale Update- Karl Cender; CenderDalton**

Karl Cender: CenderDalton stated First Merchants is purchasing the bonds at 3.69% interest rate, with the provision that the debt service reserve funds are on deposit at First Merchant Bank. The project may now move forward to construction contract award. Lee stated the bonds may be called without penalty. President Novak requested CenderDalton calculate the interest savings to the TIF and report back to the Commission.

**D. Consideration of D & M Excavating 421 Utility Infrastructure Project Contract**

Matt Reardon: MCR Partners stated D & M Excavating was the lowest and most responsive bidder in the amount of \$4, 903,595. After some discussion, Joe Coar motioned to authorize the RDC President to execute the D & M Excavating contract as presented. Scott Cooley seconded the motion. The motion carried unanimously.

**E. Rail and Maritime Summit**

Joe Coar motioned the RDC purchase a table of 10 at the Rail and Maritime Summit on July 12, 2022, in Chicago. Michael Rosenbaum seconded the motion. The motion unanimously carried.

**OTHER BUSINESS:**

MCR Partners; Matt Reardon updated the Commission on proposed Senate and House legislation that potentially impact the Redevelopment Commission economic development toolbox.


RDC Attorney Friedman suggested the Commission go on record that it does not support local sales tax revenue to be diverted to other parts of Indiana. Michael Rosenbaum motioned a letter be drafted from the Redevelopment Commission, for the RDC President's signature, stating the La

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Porte County Redevelopment Commission does not support loss of local control over local sales tax revenue, particularly the diversion to other parts of Indiana. Scott Cooley seconded the motion. The motion carried unanimously.

**ADJOURNMENT**

Scott Cooley motioned to adjourn the meeting at 4:36PM. Joe Coar seconded the motion. The motion carried unanimously. The next meeting will be held on March 30, 2022.



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Randy Novak  
President

Attest:



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Michael Rosenbaum  
Secretary