

LA PORTE COUNTY REDEVELOPMENT COMMISSION MEETING MINUTES  
MARCH 30, 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, March 30, 2022, 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 – Absent  
Scott Cooley – Present  
Connie Gramarossa– Present  
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, Viviana Plaza; Office of Community and Economic Development, Mitch Bishop; County Planner, Michael Seitz; Retention & Expansion Coordinator, John Smith; USi Engineering, Karl Cender; Cender/Dalton 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**

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

**PUBLIC COMMENT**

None

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**COMMUNICATIONS**

- MCR Comcast agreement
- LPCRDC President signature on Comcast agreement
- 2022 Rail Summit registration
- 39 N Letters of support Walorski/Young
- IceMiller 421 Bond issue amending Resolution/USA Bank Payment/ Congrats on closing
- Auditor request for Treasurer report
- MCR confirmed 2 million ARPA \$ for 421 utility infrastructure projects
- Bishop pre- constructions mtg. D & M invoices schedule for payment/easement updates
- Dalton re: Annual report questions/ TIF Annual Report/2023 Capture/Resolution
- CenderDalton, IceMiller 421 bond closing docs/ closing instructions/TIF 421 balances
- Gathered signatures for bond closing docs
- Director OCED tax abatement support resolution

**Approval of Minutes**

Joe Coar motioned to approve February 23, 2022, meeting minutes as presented. Michael Rosenbaum seconded the motion. The motion carried unanimously.

**TREASURER'S REPORT**

KIDC TIF-\$46,512.00  
 421/I-94 TIF #1 -\$532,940.00  
 421/I-94 TIF #2- \$43,229.00  
 39 N TIF-\$78,985.00

Scott Cooley 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#2591296	\$5,117.00	
	MCR Partners	March '22 Professional Services	\$3,000.00	
	Thomas & Associates, LLC	February '22 Professional Services	\$780.00	
	Friedman & Associates	Litigation Legal Services Inv#10734	\$202.50	
	Mary Elizabeth Pitz & Associates	2022 Rail Summit Table	\$6,500.00	
		<b>Subtotal</b>		\$15,599.50
US421#1	Thomas & Associates, LLC	February '22 Professional Services	\$780.00	
	MCR Partners	March '22 Professional Services	\$2,000.00	
	Friedman & Associates	March '22 Legal Services	\$1,500.00	
	Herald-Dispatch	February '22 Legal notices	\$56.89	
		<b>Subtotal</b>		\$4,336.89
39 North	MCR Partners	March '22 Professional Services	\$1,000.00	

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Thomas & Associates, LLC	EDA Application	\$1,378.00	
		<b>Subtotal</b>	<u>\$2,378.00</u>
		<b>TOTAL OF CLAIMS</b>	<u>\$22,314.39</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 \$15,599.50. Michael Rosenbaum 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 \$4,336.89. 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. Joe Coar motioned to approve the 39 North TIF area claims in the amount of \$2,378.00. Michael Rosenbaum seconded the motion. The motion carried unanimously.

President Novak acknowledged the docket in the amount \$22,314.39 was approved as presented.

**OLD BUSINESS**

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

Matt Reardon: MCR Partners reported the 421 Utility Infrastructure bond issue was completed. The County Planner continues to work on acquiring the needed easements for the project. The County Planner stated Speedway will decide soon as to whether to connect to the utility infrastructure. If Speedway decides not to connect, the overall project cost will decrease.

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

MCR Partners; Matt Reardon reported Northwest Indiana Forum READI Grant in the amount of \$681,000.00 for the rail bridge is moving forward. The bridge will be an RDC asset. The bridge is in the design phase. Kingsbury Elevator to construct the CN track to bridge and JBC Rail to construct the CSX track to bridge.

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

Matt Reardon: MCR Partners reported the EDA grant award announcements are being announced on a rolling basis, with the final announcement date of aye or nay on the application of September 30, 2022.

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

MCR Partners; Matt Reardon reported the Board of Commissioners approved the Economic Development Plan. He will meet with the project developer and Michigan City utilities to continue project development.

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**NEW BUSINESS:**

**A. Consideration of Resolution #03-2022 A Resolution Amending Bond Resolution No. 01-2022 To Modify Section 12 Regarding the Issuance of Additional Bonds**

The Commission reviewed the Resolution No. 03-2022. After some discussion, Joe Coar motioned to adopt Resolution No. 03-2022 as presented. Michael Rosenbaum seconded the motion. The motion carried unanimously.

**B. Consideration of the 2021 TIF Annual Report & Overlapping Units Report**

Karl Cender: Cender/Dalton presented the La Porte County Redevelopment Commission Annual Report 2021. The LaPorte County Redevelopment Commission Annual Report 2021 is made part of and attached to these minutes for the record. After some discussion, Joe Coar motioned to adopt the La Porte County Redevelopment Commission Annual Report 2021, as presented. Michael Rosenbaum seconded the motion. The motion unanimously carried.

**C. Consideration of Resolution #04-2022 A Resolution of The LaPorte County Redevelopment Commission Concerning the 2023 Budget Year Determination for Tax Increment for the La Porte County Redevelopment Commission Allocation Areas**

Karl Cender: Cender/Dalton, stated based on the budgets in the Annual Report 2021 and debt service, the La Porte County Redevelopment Commission needs not release tax increment to normal taxing jurisdictions, but needs the full amount of tax increment. After some discussion, Michael Rosenbaum motioned to adopt Resolution No. 04-2022, as presented. Scott Cooley seconded the motion. The motion unanimously carried.

**D. Consideration of Resolution #05-2022 A Resolution of the La Porte County Redevelopment Commission Supporting the Creation of an Economic Revitalization Area for Purposes of Property Tax Abatement Leading to the Construction and Renovation of a New Corporate HQ in Kingsbury Industrial Park**

Tony Rodriguez: Director of the Office of Community and Economic Development asked for the Commission's support of a real property tax abatement in the KIP TIF to support the development of Alexander Chemical, an existing industry in KIP TIF, new multi-million-dollar headquarters economic development project. After some discussion, Michael Rosenbaum moved to adopt Resolution No. 05-2022 as presented. Joe Coar seconded the motion. Scott Cooley reminded the Commission the Responsible Bidder Resolutions adopted by the Commission apply to this project. The motion carried unanimously.

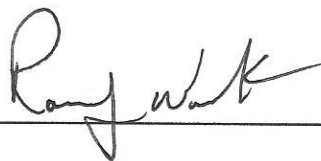
**OTHER BUSINESS:**

None

**ADJOURNMENT**

Joe Coar motioned to adjourn the meeting at 4:39PM. Michael Rosenbaum seconded the motion. The motion carried unanimously. The next meeting will be held on April 27, 2022.

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Randy Novak  
President

Attest:



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Michael Rosenbaum  
Secretary