

LA PORTE COUNTY REDEVELOPMENT COMMISSION MEETING MINUTES  
APRIL 27, 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, April 27, 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 – Present  
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.

**Approval of the Agenda**

Joe Coar motioned to amend the agenda to include 11d. KIP Rinker Settlement and add Teimen's Land Surveying \$1,500.00 invoice to the docket. Michael Rosenbaum seconded the motion. The motion carried unanimously.

**PUBLIC COMMENT**

None

**COMMUNICATIONS**

-Auditor request for Treasurer report  
-Bishop re: easement payment documentation

LA PORTE COUNTY REDEVELOPMENT COMMISSION MEETING MINUTES  
APRIL 27, 2022

- Bishop re: USI Service Agreement construction inspection 421
- Auditor request for vendor #s
- H-D KIP article
- Bishop: D & M invoicing
- Bishop re: Tiemens invoicing/W-9
- Cender/Dalton RDC Reporting entered into Gateway
- BT re: public hearing notice, Confirmatory Resolution 35 TIF
- BT invoice printed/filed for May docket
- H-D re: claims and allowances publication
- RDC Attorney Rinker update
- OCED Signed minute request for web page
- Assessor's Office email 1<sup>st</sup> quarter tax appeals
- NWIF Membership Breakfast invitation
- Bishop Waste Mgt donated easement
- Auditor's office Tiemens PO
- Sorted/filed RDC mail
- USI RDC email addresses for 421 reporting
- USBank Re: D & M pay request
- Maple City Packaging Knoll contact infor
- RDC Attorney 39 N application request
- Bishop RDC claims

**Approval of Minutes**

Joe Coar motioned to approve March 30, 2022, meeting minutes as presented. Michael Rosenbaum seconded the motion. The motion carried unanimously.

**TREASURER'S REPORT**

KIDC TIF-\$41,431.00  
 421/I-94 TIF #1 -\$212,284.00  
 421/I-94 TIF #2- \$43,362.00  
 39 N TIF-\$77,985.00

Terry Larson 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	MCR Partners	April '22 Professional Services	\$3,000.00	
	Thomas & Associates, LLC	March '22 Professional Services	\$555.75	
	Friedman & Associates	April '22 Legal Services	\$1,500.00	
	Herald-Dispatch	March '22 Legal notices	\$25.18	
		<b>Subtotal</b>		<b>\$5,080.93</b>

**LA PORTE COUNTY REDEVELOPMENT COMMISSION MEETING MINUTES  
APRIL 27, 2022**

US421#1	Thomas & Associates, LLC	March '22 Professional Services	\$555.75	
	MCR Partners	April '22 Professional Services	\$2,000.00	
	Philip O. & Karen Tomerlin	421 Easement	\$1,200.00	
	Jack D. Rhodes & Kathleen E. Pahs Rhodes	421 Easement	\$1,200.00	
	Gerald Satoski	421 Easement	\$900.00	
	Thomas Reiser	421 Easement	\$700.00	
	Gregory Pahs	421 Easement	\$2,600.00	
	Tiemens Land Surveying, Inc	421 Easement	\$1,500.00	
		<b>Subtotal</b>		<b>\$10,655.75</b>
39 North	MCR Partners	April '22 Professional Services	\$1,000.00	
		<b>Subtotal</b>		<b><u>\$1,000.00</u></b>
		<b>TOTAL OF REGULAR CLAIMS</b>		<b><u>\$16,736.68</u></b>

**US 421 Project  
D&M Excavating, Inc. Contract Bond Proceeds**

<u>DESCRIPTION</u>	<u>AMOUNT</u>	<u>TOTALS</u>
Pay Application #1	\$270,095.47	
<b>TOTAL OF BOND PROCEED CLAIMS</b>		<b><u>\$270,095.47</u></b>

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 \$5,080.93 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. Michael Rosenbaum motioned to approve the US 421 #1 TIF area claims in the amount of \$10,655.75. 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. Mike Rosenbaum motioned to approve the 39 North TIF area claims in the amount of \$1,000.00. Terry Larson seconded the motion. The motion carried unanimously.

President Novak acknowledged the docket in the amount \$16,736.68 was approved as presented. President Novak acknowledged D & M payment in the amount of \$270,095.47 , to be paid from bond proceeds, was approved as presented for payment.

**OLD BUSINESS**

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

LA PORTE COUNTY REDEVELOPMENT COMMISSION MEETING MINUTES  
APRIL 27, 2022

Matt Reardon: MCR Partners reported 421 Partner's is expanding project footprint to include a 20 million investment in approximately 200,000 square feet of warehouse space. This development is working its way through the Plan Commission. The County Planner reported work continues on acquiring the needed easements for the project. The County Planner stated Speedway new owners have decided not to connect to the utility infrastructure, as a result the overall project cost will decrease. MCR stated residents good to work with on this project. USI John Smith was introduced as the project construction engineer. Mr. Smith stated D & M started April 22 with 6' sewer, as sanitary pipe delivered earlier than scheduled, 94 boring likely mid-May, confirmed ordered materials in yard. Mr. Smith stated the RDC will receive written progress reports. President Novak suggested posting a sign acknowledging project sponsors. MCR will connect with contractor regarding the sign.

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

MCR Partners; Matt Reardon reported Northwest Indiana Forum has signed a READI Grant Agreement with the IEDC. JBC Rail and Lindborg have requested specifications for Class 1 rail carriers' rail. Federal procurement requirements apply to this project, MCR requested permission to proceed with the READI Grant procurement process. After some discussion, Joe Coar motioned that MCR is authorized to proceed with the KIP READI Grant rail procurement process. Scott Cooley seconded the motion. The motion unanimously carried. RDC Attorney Friedman reported the Rinker litigation will be concluded next week. Attorney Friedman presented an Escrow Agreement acceptable to the new owners of the Rinker property for a rail easement, dismissing the litigation, for consideration by the Commission. After some discussion, Joe Coar motioned to adopt the Escrow Agreement as presented. Michael Rosenbaum seconded the motion. The motion carried unanimously.

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

Matt Reardon: MCR Partners reported the EDA has not made any announcement regarding 39 N application as of this date. OCED continues to show the Anacostia site to prospects. Attorney Friedman reported the 39 N Conservancy District Board will consider engaging Barnes & Thornburg lobbyist federal level support of their EDA grant application at their May meeting.

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

MCR Partners; Matt Reardon report under New Business.

**NEW BUSINESS:**

**A. Consideration of USI 421 Construction Inspection Contract-Mitch Bishop**

Mitch Bishop presented to the Commission USI's \$125,000.00 421, standard, construction inspection contract for consideration. Mr. Bishop noted the contract price is well below normal pricing. After some discussion, Joe Coar motioned to authorize the RDC President to execute the USI 421 Construction Contract in the amount of \$125,000.00, to be paid from RDC 421 TIF, as presented. Michael Rosenbaum seconded the motion. The motion carried unanimously.

**B. Public Hearing I-94 US 35 TIF District: Confirming Resolution; Karl Cender: Cender/Dalton, Phil Facenda; Barnes & Thornburg**

LA PORTE COUNTY REDEVELOPMENT COMMISSION MEETING MINUTES  
APRIL 27, 2022

MCR: Matt Reardon stated this public hearing is the final step in the creation of the I-94 US 35 TIF. The County Plan Commission confirmed proposed TIF is in compliance with County Master Plan. Mr. Reardon stated the creation of the I-94 US 35 TIF moves along the Michigan City utility infrastructure connection conversation. Phil Facenda; Barnes & Thornburg Attorney stated the creation of a TIF is a multi-step process. The Commission adopted a Declaratory Resolution in October of 2021, the Plan Commission approved the TIF, the Board of Commissioners supported the Plan Commission's order and now the RDC must hold this public hearing. Proof of publication of the public hearing was presented and made a part of these minutes. Karl Cender: Cender/Dalton presented the tax impacts of the I-94 US 35 TIF. Mr. Cender stated if but not for the proposed development there is no tax impact, in other words if not for the proposed development no additional taxes occur. He stated 8.2 million in assessed value is anticipated because of the proposed development. If the RDC had not created the TIF Cender/Dalton analysis shows the tax impact on normal taxing jurisdictions. President Novak opened the public hearing on the I-94 US 35 TIF District. The public was invited to address the Commission regarding the creation of I-94 US 35 TIF. There being no public comment, President Novak, closed the public hearing.

**C. Consideration of Confirming Resolution I-94 US 35 TIF District of The LaPorte County Redevelopment Commission**

The Commission reviewed the I-94 US 35 Confirming Resolution. After some discussion, Michael Rosenbaum motioned to adopt Confirming Resolution I-94 US 35 TIF District, as presented. Scott Cooley seconded the motion. The motion unanimously carried. MCR Mr. Reardon stated with the adoption of the Confirming Resolution, the environmental review process, specifically, the wetlands, will begins. The project site wetland does not fall within the new Indiana wetland law.

**OTHER BUSINESS:**

None

**ADJOURNMENT**

Joe Coar motioned to adjourn the meeting at 4:50PM. Michael Rosenbaum seconded the motion. The motion carried unanimously. The next meeting will be held on May 25, 2022.

LA PORTE COUNTY REDEVELOPMENT COMMISSION MEETING MINUTES  
APRIL 27, 2022

A handwritten signature in black ink, appearing to read "Randy Novak", is written over a solid horizontal line.

Randy Novak  
President

Attest:

A handwritten signature in black ink, appearing to read "Michael Rosenbaum", is written over a solid horizontal line.

Michael Rosenbaum  
Secretary