

LA PORTE COUNTY REDEVELOPMENT COMMISSION MEETING MINUTES
MAY 25, 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, May 25, 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– Absent
Michael Rosenbaum – Present
Jan Ribordy, Ex-Officio -Absent

Others Present: Attorney Nelson Pichardo; Friedman & Associates, Tony Rodriguez; Director; Office of Community and Economic Development, Viviana Plaza; Office of Community and Economic Development, Mitch Bishop; County Planner, John Smith; USi Engineering, and Mary Jane Thomas; MjThomas & Associates.

Approval of the Agenda

Michael Rosenbaum motioned to approve the agenda with following amendment: amend the agenda to include 11b. Consideration of D & M Change Order(s). Rich Mrozinski seconded the motion. The motion carried unanimously.

PUBLIC COMMENT

None

COMMUNICATIONS

-Auditor request for Treasurer report
-Auditor request for vendor #s
-Commissioner's Assistant Tomerlin call

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- RDC President/Bishop Tomerlin call
- H-D re: claims and allowances publication
- OCED Signed minute request for web page
- Emailed NWIF Membership Breakfast invitation
- Bishop Wastemgt. Donated easement
- Auditor's office Tiemens PO/ Bush vendor #/ NLKJ vendor #
- 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 Bush/ unreadable SS #
- USBank statements
- Tomerlin/Rhodes/Tiemen's check status
- Bishop/Bernal 421 easement
- BT/Cender invoices printed/filed for June payment
- MCR Deercroft agreement
- RDC Attorney will be Nelson for May mtg.
- D&M 2022 RDC payment dates distributed to DM, USI, Planner

Approval of Minutes

Joe Coar motioned to approve April 27, 2022; meeting minutes as presented. Rich Mrozinski seconded the motion. The motion carried unanimously.

TREASURER'S REPORT

KIDC TIF-\$33,753.00
 421/I-94 TIF #1 -\$151,758.00
 421/I-94 TIF #2- \$43,362.00
 39 N TIF-\$75,457.00

Rich Mrozinski 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	May '22 Professional Services	\$3,000.00	
	Thomas & Associates, LLC	April '22 Professional Services	\$926.25	
	Friedman & Associates	Legal Services Inv#10748	\$772.50	
	Barnes & Thornburg	Legal Services Inv#2601400	\$2,979.00	
		Subtotal		\$7,677.75
US421#1	Thomas & Associates, LLC	April '22 Professional Services	\$926.25	
	MCR Partners	May '22 Professional Services	\$2,000.00	

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	NLKJ	Bush easement Legal Services	\$1,500.00	
	Linda Bush	421 Easement	\$50,700.00	
	Elias Bernal	421 Easement	\$2,600.00	
	Robert Pahs	421 Easement	\$1,600.00	
	Jay Miller	421 Easement	\$200.00	
	Brian Steinhiser	421 Easement	1,000.00	
			Subtotal	\$60,526.25
39 North	MCR Partners	May '22 Professional Services	\$1,000.00	
	Friedman & Associates	May '22 Legal Services	\$1,500.00	
	Herald – Dispatch	April '22 Legal Notices	\$27.51	
			Subtotal	<u>\$2,527.51</u>
			TOTAL OF REGULAR CLAIMS	<u>\$70,731.51</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, Rich Mrozinski motioned to approve the KIDC TIF area claims in the amount of \$,7677.75 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. Rich Mrozinski motioned to approve the US 421 #1 TIF area claims in the amount of \$60,526.25. 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. Rich Mrozinski motioned to approve the 39 North TIF area claims in the amount of \$2,527.51. Scott Cooley 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 report, presented to the Commission by Mary Jane Thomas stated : Construction is underway, USi has been made aware to keep communications with residents as high as possible to avoid growing pains. Waiting for final easement from 421 Partners and Loves. Legal delay on their end. Waiting for contributions from both Waste Management and 421 Partners.

B. KIP Update – Matt Reardon; MCR Partners

Matt Reardon: MCR Partners report, presented to the Commission by Mary Jane Thomas stated: Had meeting with Forum and E & Y (Compliance Company) regarding use of Build Operate Transfer

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methods for procurement. This method was deemed to be acceptable for the bridge project. We will be working with Barnes and Thornburg on the methods and get this prepared for consideration at the July meeting for bid opening. TIF project funding request has been made by a green fuels company at KIP. Staff will review and make recommendation at next meeting in June as the to the viability and any use of incentives for project. This project could be the financing opportunity for roadway and other utility improvements.

C. 39 N Update- Matt Reardon; MCR Partners

Matt Reardon: MCR Partners report, presented to the Commission by Mary Jane Thomas stated: 39 N EDA EAA grant is in the pool of applications. Aye or nay on the application will be known September 30, 2022. We are still processing leads and directing them to the property.

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

Matt Reardon: MCR Partners report, presented to the Commission by Mary Jane Thomas stated: Had a meeting with developer, builder, local leadership and State Representative regarding solutions for development for the current configuration. Developers is considering all solutions and project is moving forward.

NEW BUSINESS:

A. Consideration of Deercroft Agreement-Mitch Bishop

Mitch Bishop presented to the Commission an Agreement for Connection to Utilities for Deercroft. Nelson Pichardo, Attorney for RDC in place of Attorney Friedman who was unable to attend this meeting, requested the Agreement be tabled until June when RDC Attorney Friedman can attend the meeting to discuss. Rich Mrozinski motioned to the table consideration of the Deercroft Agreement to the June meeting. Michael Rosenbaum seconded the motion. The motion carried unanimously.

C. Consideration of D & M Change Orders- Mitch Bishop

Mitch Bishop: County Planner presented the Commission with four proposed change orders. John Smith USi Engineering addressed the Commission regarding the proposed change orders. Mr. Smith stated Change order #1 is a deduct for the work that will not be done for Speedway, Change order #2 is an increase for County Road 950 W paving and Change Order #3 is an increase for residential laterals not included in the RQAW plans and specs. Joe Coar stated the Commission asked and it was confirmed that the project costs included all project elements. Staff was directed to invite RQAW to the next meeting to explain the cost for the residential laterals Joe Coar requested separate change orders be prepared for submission to the Commission at the June meeting. John Smith USi Engineering stated there is an emergency need For fencing not included in the original contract as the need for the fencing was not known at At the time of bidding. Deercroft is requiring fencing along sections of the landfill boundary. D & M's increase cost to their contract for the fencing required by Deercroft is \$46,000.00.

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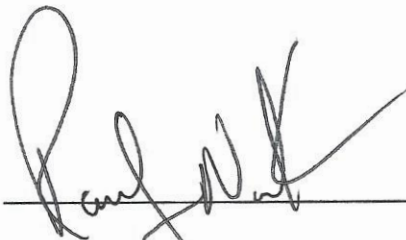
After some discussion, Joe Coar motioned to authorize the emergency fencing cost, on the condition formal change order be presented to the Commission at their June meeting. Michael Rosenbaum seconded the motion. The motion unanimously carried.

OTHER BUSINESS:

None

ADJOURNMENT

Rich Mrozinski motioned to adjourn the meeting at 4:39PM. Michael Rosenbaum seconded the motion. The motion carried unanimously. The next meeting will be held on June 29, 2022.



Randy Novak
President

Attest:



Michael Rosenbaum
Secretary