

LA PORTE COUNTY REDEVELOPMENT COMMISSION MEETING MINUTES  
AUGUST 31, 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, August 31, 2022, at 4 P.M. (CDT), in Room #3, County Complex.

**CALL TO ORDER**

Meeting called to order by President Randy Novak, at 4:00 P.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 – Absent

Michael Rosenbaum – Present

Jan Ribordy, Ex-Officio – Present

Others Present: Attorney Shaw Friedman; Friedman & Associates, Tony Rodriguez; Director; Office of Community and Economic Development, Bailey McGrath; Office of Community and Economic Development, Matt Reardon; MCR Partners, Mitch Bishop; County Planner, John Smith; USI Engineering, Mike Mollenhauer; County Councilman; and Susan Alyea; MjThomas & Associates.

**APPROVAL OF THE AGENDA**

Joe Coar motioned approve the presented agenda. Rich Mrozinski seconded the motion. The motion carried unanimously.

**PUBLIC COMMENT**

None

**COMMUNICATIONS**

- Rail Summit Thank you
- MC Waterworks confirming email
- Auditor request for Treasurer report
- H-D re: claims and allowances publication
- OCED Signed minute request for web page

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- Sorted/filed RDC mail
- USI invoice #2 /Bishop
- Picked up July POs for signature from Auditor's office
- Prep submitted D & M Pay Request #3 to US Bank
- Auditor re: RDC 421 2M ARPA funds received appropriation#
- Auditor's office to prepare August automated PO's
- EDA EAA 39 N FOIA response emails
- Auditor, MCR, Cender, RDC President re: negative 421 TIF 2 balance email
- Agenda item emails

**APPROVAL OF MINUTES**

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

**TREASURER'S REPORT**

KIDC TIF-\$70,595.00  
421/I-94 TIF-\$304,931  
421/I-94 TIF2-\$(60,281.00)  
39 N TIF-\$92,517.00

It was noted 421 TIF 2 has a negative balance, which should be adjusted before next meeting. Michael Rosenbaum motioned to approve the Treasurer's Report as presented. Rich Mrozinski seconded the motion. The motion carried unanimously.

**CLAIMS**

<u>TIF</u>	<u>VENDOR NAME</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>	<u>TOTALS</u>
K	MCR Partners	August '22 Professional Services	\$3,000.00	
I	Thomas & Associates, LLC	July '22 Professional Services	\$949.00	
D	Barnes & Thornburg	Legal Services Inv#2645258	\$403.00	
C	Friedman & Associates	August '22 Legal Services	\$1,500.00	
		<b>Subtotal</b>		\$5,852.00
US	Thomas & Associates, LLC	July '22 Professional Services	\$949.00	
421	MCR Partners	August '22 Professional Services	\$2,000.00	
#1	Herald – Dispatch	July '22 Legal Notices	\$32.17	
		<b>Subtotal</b>		\$2,981.17
39 N	MCR Partners	July '22 Professional Services	\$1,000.00	
		<b>Subtotal</b>		\$1,000.00
		<b>TOTAL OF REGULAR CLAIMS</b>		<u>\$9,833.17</u>



# LA PORTE COUNTY REDEVELOPMENT COMMISSION MEETING MINUTES

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## US 421 Project Bond Proceeds Claims

<u>DESCRIPTION</u>	<u>AMOUNT</u>	<u>TOTALS</u>
D&M Excavating, Inc – Pay Application #4	\$225,331.13	
<b>TOTAL OF BOND PROCEED CLAIMS</b>		<b><u>\$225,331.13</u></b>

President Novak read the claims as presented for payment for the Kingsbury Industrial Park TIF (KIDC) area from the Claim Docket. Joe Coar motioned to approve the KIDC TIF area claims in the amount of \$5,852.00. Rich Mrozinski 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 \$2,981.17. Scott Cooley 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 \$1,000.00. Scott Cooley seconded the motion. The motion carried unanimously.

President Novak stated some claims was spread over three (3) different TIF districts, so the funds do not come from only one TIF.

President Novak read the D&M claim on the docket in the amount of \$225,331.13. Joe Coar motioned to approve the D&M claim in the amount of \$225,331.13 to be paid from the 421 bond proceeds. Michael Rosenbaum seconded the motion. The motion carried unanimously. Joe Coar stated D&M Excavating is doing a very good job.

### OLD BUSINESS

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

Ryan Miller, D&M Excavating, provided an update on the project. He stated the challenge of acquiring materials from the manufacture remains, although D&M is reaching out across the US to locate the materials from other contractors with some success. He stated the lift station has been installed. Matt Reardon, MCR Partners, stated the lift station property closing is scheduled for Sept 7th at Meridian Title and a check in the amount of \$2,500 is needed for the closing. Michael Rosenbaum motioned to approve the issuance of the \$2,500 check to Meridian Title. Joe Coar seconded the motion. The motion carried unanimously. John Smith, USI Engineering, reported utility's locations and other issues are delaying work at the project site.

MCR reported 421 Partners is proceeding with their design and permits for with the 300,000 sq. ft. warehouse in the logistics park and will be moving forward with the La Porte County Planning Commission process next month. Plans are to start construction next spring.

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

Matt Reardon: MCR Partners reported plans to meet with the Northwest Indiana Forum and NIPSCO are related to request upping the power amps at the Kingsbury Industrial Park. Readi Grant has been submitted and finalized. Commitments have been received from JBC Rail and Lindborg at Kingsbury Elevator leading up to the bridge and that information will be sent to the IEDC. Plans are moving forward.

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

MCR Partners announced that the EDA Freedom of Information Act (FOIA) request submitted along with Attorney Shaw Friedman's support, revealed no EDA grants have been awarded to the 1st Congressional District. Attorney Friedman added the review of the EDA FOIA documents took hours and this revealed no EDA grants awarded to Northwest Indiana since 2019. Attorney Friedman has requested consideration of a review of the regional office's determination initially denying our grant request. An appeal to the Washington, DC EDA home office has been arranged with a conference call scheduled for September 6, 2022, at 3pm CDT. Attorney Friedman concluded that in addition to the EDA grant, other opportunities for funding the water tower are available due to the new Bipartisan Infrastructure Law providing Indiana \$1B to assist rural water systems and \$1.2B to groundwater systems. There is a good chance to be awarded one of these. The water tower is critical to economic development and creation of new jobs in that area.

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

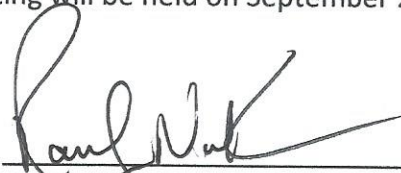
MCR Partners requested approval of the HWC Engineering US20 Utility Extension Feasibility Study contract in the amount of \$18,000. Joe Coar motioned to approve. Rich Mrozinski seconded the motion. The motioned carried unanimously.

**NEW BUSINESS**

Michigan City Campground Manager Cory Frederickson requested approval for the campground to connect to the sanitary sewer at 300N and Hwy 421. President Novak replied to contact County Planner Mitch Bishop.

**ADJOURNMENT**

Joe Coar motioned to adjourn the meeting at 4:22PM. Terry Larson seconded the motion. The motion carried unanimously. The next meeting will be held on September 28, 2022.



Randy Novak  
President

Attest:



Michael Rosenbaum  
Secretary