

LA PORTE COUNTY REDEVELOPMENT COMMISSION MEETING MINUTES  
JULY 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, July 27, 2022, at 4:02 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 - Zoom  
Terry Larson – Absent  
Scott Cooley – Present  
Connie Gramarossa– Absent  
Michael Rosenbaum – Present  
Jan Ribordy, Ex-Officio -Absent

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 Mary Jane Thomas; MjThomas & Associates.

**Approval of the Agenda**

Michael Rosenbaum motioned to approve the agenda as presented. Rich Mrozinski seconded the motion. The motion carried unanimously.

**PUBLIC COMMENT**

T. Ostergren addressed the Commission regarding House Bill 1226-Solid waste matters. This bill establishes the central Indiana waste diversion pilot project. Requires the Department of Environmental Management to develop pilot project application forms, make the forms available on or before July 1, 2022, accept application through October 1, 2022, and provide recommendations to the Indiana Recycling Market Development Board on or before December 1, 2022. Requires the Board to award not more than \$4, 000,000.00 in total to applicants chosen to

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participate in the pilot project. Limits the pilot project to Marion County. Suggested La Porte County could have a similar project.

**COMMUNICATIONS**-Emailed Rail Summit attendees to Rail Summit

- Auditor request for Treasurer report
- H-D re: claims and allowances publication
- OCED Signed minute request for web page
- Sorted/filed RDC mail
- USI /Bishop /MCR D & M were emailed signed CO's 1-3
- Reviewed USBank Depository invoice request for payment
- Prep submitted D & M Pay Request #2 to USi Bank
- Draft July agenda distributed-Waste Management Agreement
- Bishop USi invoice
- Auditor re: RDC 421 2M ARPA funds appropriation #
- MJT Automated PO training
- EDA EAA 39 N FOIA emails
- Auditor, MCR, Cender, RDC President re: negative 421 TIF 2 balance email
- MCR USi payment source
- RDC Attorney status of Deercroft agreement
- MCR MC Water Utility 421 Utility project support

**Approval of Minutes**

Scott Cooley motioned to approve June 29, 2022; meeting minutes as presented. Joe Coar seconded the motion. The motion carried unanimously.

**TREASURER'S REPORT**

KIDC TIF-\$76,447.00  
421/I-94 TIF #1 -\$307,912.00  
421/I-94 TIF #2- \$(60,281.00)  
39 N TIF-\$93,517.00

The reported balances include Spring tax TIF draw. It was noted 421 TIF 2 has a negative balance. The County Auditor stated he is meeting with Cender/Dalton on Thursday. The negative 421 TIF 2 balance will be discussed at this meeting.

Joe Coar motioned to approve the Treasurer's Report as presented. Michael Rosenbaum 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	July '22 Professional Services	\$3,000.00	
I	Thomas & Associates, LLC	June '22 Professional Services	\$503.75	
D	Barnes & Thornburg	Legal Services Inv#2627468	\$102.00	

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<b>C</b>	Cender Dalton Municipal Advisors	Professional Services Inv#9254	\$622.00	
	Cender Dalton Municipal Advisors	Professional Services Inv#9359	\$225.00	
	Herald – Dispatch	June '22 Legal Notices	\$31.24	
		<b>Subtotal</b>		<b>\$4,483.99</b>
	Thomas & Associates, LLC	June '22 Professional Services	\$503.75	
<b>US</b>	MCR Partners	July '22 Professional Services	\$2,000.00	
<b>421</b>	Weaver Consultants Group	Land Acquisition Inv#59665	\$35.10	
<b>#1</b>	Cender Dalton Municipal Advisors	Professional Services Inv#9254	\$846.95	
	Cender Dalton Municipal Advisors	Professional Services Inv#9359	\$240.00	
		<b>Subtotal</b>		<b>\$3,625.80</b>
<b>39</b>	MCR Partners	July '22 Professional Services	\$1,000.00	
<b>N</b>	Cender Dalton Municipal Advisors	Professional Services Inv#9254	\$622.00	
	Friedman & Associates	July '22 Legal Services	\$1,500.00	
		<b>Subtotal</b>		<b>\$3,122.00</b>
		<b>TOTAL OF REGULAR CLAIMS</b>		<b><u>\$11,231.79</u></b>

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

DESCRIPTION	AMOUNT	TOTALS
<u>D &amp; M Excavating, Inc., Pay Application #3</u>	\$344,924.17	
<u>US Bank Invoice # 6460687</u>	\$2,500.00	
<b>TOTAL OF BOND PROCEED CLAIMS</b>		<b><u>\$347,424.17</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 \$4,483.99. 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 \$3,625.80. Rich Mrozinski 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 \$3,112.00. Michael Rosenbaum seconded the motion. The motion carried unanimously.

President Novak stated \$11,231,78 was approved for payment across three (3) TIF districts.

President Novak read the D & M claim on the docket in the amount \$344,924.17 and US Bank invoice in the amount of \$2,500.00. Joe Coar motioned to approve the D & M claim in the amount of \$344,924.17 to be paid from 421 bond proceeds. Michael Rosenbaum seconded the motion. The motion carried unanimously. Michael Rosenbaum motioned to approve the US Bank claim in

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the amount of \$2,500.00 to be paid form 421 bond proceeds. Scott Cooley seconded the motion. The motion carried unanimously.

Joe Coar requested the percentage of the project that is complete. 29 % of the project is complete, including stored materials.

## **OLD BUSINESS**

### **A. 421/I94 TIF Project Update**

Matt Reardon: MCR Partners reported 421 Partners is moving forward with three (3) warehouses in the logistics park and Loves plan is to be operational in the fourth quarter of 2023. John Smith of USi reported D & M is moving forward with the project in spite of project challenges.

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

Matt Reardon: MCR Partners reported KIP has been shortlisted for an economic development opportunity, however not selected, as the NIPSCO could not deliver the required 65 KV power on the development's timeline. The project would have used 4 million gallons a day of Kingsbury Utilities services. MCR to convene a meeting of NIPSCO and NWIF to discuss KIP to create a better understanding of KIP's potential. MCR stated the READI grant continues to move forward. JBC Rail has begun clearing track area on their side of the bridge. In addition, Lindborg had CN approval of his design for the CN track. Lindborg to work with CSX. MCR stated Meridian Title work states Halfwassen owns the KIP roads. MCR has sent a letter to Halfwassen requesting the eight miles of KIP roads be repaired by Halfwassen. Randy Novak suggested KIP road concerns be sent to Halfwassen. MCR suggested a solution be determined before engaging KIP landowners.

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

Matt Reardon: MCR Partners reported he submitted an EDA Freedom of Information Act (FOIA) request for Indiana EDA grant awards to learn more about the EDA application/selection/award process, as he has seen little EDA funding in his lengthy career. RDC Attorney Friedman stated he sent an email supporting Reardon's FOIA request. Congressman Mrvan's office conversation with the EDA Chicago Regional Office revealed CARES and Economic Adjustment Assistance Grants offered by EDA were oversubscribed. Furthermore, EDA Chicago Office changed the application time-frame from first come first served to a hard March 31, 2022 deadline, thus encouraging more applications than available funding. Scoring sheets were requested for LPC EDA applications. This request was denied as the funding 'is one and done', with no correlation to EDA traditional funding programs.

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

Matt Reardon: MCR Partners reported the wetland mitigation is moving forward. Proposal are being invited from environmental firms. Also, a potential hotelier has shown interest in partnering with the development. MCR will continue to meet with the developer regarding these and other project related matters.

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**NEW BUSINESS:**

Mitch Bishop: County Planner presented the Commission with the 421 Partners and Loves project easements for signature. He stated there is no cost for these easements.

**OTHER BUSINESS:**

Mitch Bishop: Regional Sewer District President stated the Saugany/Hudson Lake sewer project State Revolving Loan Fund (SRF) application was ranked number one (1) out of 83 SRLF applicants. SRF will buy down 34-million-dollar cost of the project, reducing the monthly fee to users. SRF goal is for the monthly user fee to close to the same as Rolling Prairie monthly user fee.

**ADJOURNMENT**

Michael Rosenbaum motioned to adjourn the meeting at 4:35PM. Joe Coar seconded the motion. The motion carried unanimously. The next meeting will be held on August 31, 2022.



Randy Novak  
President

Attest:

  
Michael Rosenbaum  
Secretary