

LA PORTE COUNTY REDEVELOPMENT COMMISSION MEETING MINUTES
JUNE 29, 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, June 29, 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 – Absent
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, Matt Reardon; MCR Partners, Mitch Bishop; County Planner, John Smith; USi Engineering, and Mary Jane Thomas; MjThomas & Associates.

Approval of the Agenda

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

PUBLIC COMMENT

None

COMMUNICATIONS

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 D & M Change order discussions
- USBank statements

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- BT/Cender invoices printed/filed for July payment
- RDC Attorney invoicing question
- County Planner Weaver invoice/printed/filed for July payment
- MCR/OEDC re: 35 TIF invoicing
- JBC Rail question forwarded to MCR for response
- Rail Summit invite/logged responses OCED logo sent to Rail Summit
- EDA 39 N letter
- Distributed June agenda to media

Approval of Minutes

Rich Mrozinski motioned to approve May 25, 2022; meeting minutes as presented. Terry Larson seconded the motion. The motion carried unanimously.

TREASURER'S REPORT

- KIDC TIF-\$22,295.00
- 421/I-94 TIF #1 -\$147,248.00
- 421/I-94 TIF #2- \$43,363.00
- 39 N TIF-\$74,250.00

Rich Mrozinski motioned to approve the Treasurer's Report as presented. Terry Larson 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	June '22 Professional Services	\$3,000.00	
	Thomas & Associates, LLC	May '22 Professional Services	\$679.25	
	Friedman & Associates	Legal Services Inv#10764	\$1,207.50	
	Barnes & Thornburg	Legal Services Inv#2611247	\$6,269.00	
	Cender Dalton Municipal Advisors	Professional Services Inv#9160	\$207.50	
	Cender Dalton Municipal Advisors	Professional Services Inv#9055	\$95.00	
		Subtotal		\$11,458.25
US 421 #1	Thomas & Associates, LLC	May '22 Professional Services	\$679.25	
	MCR Partners	June '22 Professional Services	\$2,000.00	
	Friedman & Associates	June '22 Legal Services	\$1,500.00	
	Herald – Dispatch	May '22 Legal Notices	\$27.98	
	Cender Dalton Municipal Advisors	Professional Services Inv#9160	\$207.50	
	Cender Dalton Municipal Advisors	Professional Services Inv#9055	\$95.00	
		Subtotal		\$4,509.73
39 N	MCR Partners	June '22 Professional Services	\$1,000.00	
	Cender Dalton Municipal Advisors	Professional Services Inv#9160	\$207.50	
		Subtotal		\$1,207.50
TOTAL OF REGULAR CLAIMS				\$17,175.48

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

DESCRIPTION	AMOUNT	TOTALS
Pay Application #2	\$562,527.23	
TOTAL OF BOND PROCEED CLAIMS		<u>\$562,527.23</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, Scott Cooley motioned to approve the KIDC TIF area claims in the amount of \$11,458.25 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 \$4,509.73. Terry Larson 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 \$1,207.50. Scott Cooley seconded the motion. The motion carried unanimously.

President Novak read the D & M claim on the docket in the amount \$562,527.23. Rich Mrozinski motioned to approve the D & M claim in the amount of \$562,527.23 to be paid from 421 bond proceeds. Terry Larson seconded the motion. The motion carried unanimously.

OLD BUSINESS

A. 421/I94 TIF Project Update

Matt Reardon: MCR Partners reported the Deercroft agreement confirms Waste Management to dispose of leachate with Michigan City Sanitary District and Waste Management will contribute \$150,000.00 to the 421 Utility Infrastructure project. The Deercroft agreement is subject to final review by RDC and Deercroft attorneys. The proposed Deercroft Service agreement is not related to the La Porte County Landfill. Michael Rosenbaum motioned to approve the Deercroft Agreement pending RDC Attorney review. Rich Mrozinski seconded the motion. The motion unanimously carried. Matt Reardon reported D & M land transaction next step is to record the land transaction documents. Mitch Bishop reported he is filling in the gaps so there are no delays. Mitch Bishop confirmed the County is doing everything it is supposed to do. MCR Partners reported 421 Partners is investing in a building in the logistics park. Also, MCR Partners stated a sign on 421 and 35 is being taken care of by D & M. John Smith USi gave an update on the 421 utility project: dewatering going on and expect water main end of July.

B. KIP Update – Matt Reardon; MCR Partners

Matt Reardon: MCR Partners reported 4 seats available at the RDC Rail Summit table. Please let Mary Jane know if you are interested or know someone who is. The KIP Build Operate Transfer documents for the bridge almost complete. MCR Partners is unable to begin the bidding process

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on behalf of the RDC until the READI Grant agreement is signed by the IEDC. READI Grant staff has requested project budget updates which MCR provided. It was reported that CSX switch sitting along the tracks in the weeds might be installed when contracts for cars are awarded. With the bridge in CN will bring cars to JBC. Matt Reardon stated he has contacted Meridian Title for title work on all the roads in KIP. President Novak stated the RDC authorized 1st Line Road only. Tony Rodriguez reported cable installation by Comcast in KIP is 85% complete.

C. 39 N Update- Matt Reardon; MCR Partners

Matt Reardon: MCR Partners reported Mark Childress 39 N Conservancy District (CD) President received a no further consideration letter for EDA EAA 39 N Water Tower project. The Chicago Regional office made this decision. 39 N CD has retained Barnes & Thornburg (BT) to lobby on their behalf for funding of this project by EDA. BT stated 39 N CD has appeal rights to Washington DC. MCR Partners made the appropriate request of EDA on behalf of 39 N. CD, paving the way for BT to appeal to Washington DC. Initial decision may not be final. 39 N. CD appreciates the RDC of their project.

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

Matt Reardon: MCR Partners reported the wetland mitigation is greater than one acre. This means the project costs likely to increase because of the need to contract for wetland mitigation offsite. Frustrating situation the State of Indiana has created. Developer is not disturbing great natural areas. MCR will loop back with Michigan Water Utility regarding a project update. The County has done all it can do. Michigan City is aware of the planning documents. Support from the County Council has been sent to the developer. The Council has committed 1.5M in ARP funding to support this great job creation opportunity utility infrastructure project.

NEW BUSINESS:

A. Consideration of D & M Contract Change Orders #1, #2, and #3

The Commission reviewed the following Change Orders from D & M:

- Change order #1: Contract decrease in the amount \$330,675.77 for the change in scope of work eliminating the Speedway (7-Eleven) project components. After some discussion Scott Cooley motioned to approve Change Order #1 to the D & M contract as presented. Rich Mrozinski seconded the motion. The motion unanimously carried.
- Change Order #2: The Commission was presented with the formal change order to increase the contract for emergency landfill fencing required by Deercroft in the amount of \$46,000.00. After some discussion, Michael Rosenbaum motioned to approve Change Order #2 as presented. Rich Mrozinski seconded the motion. The motion carried unanimously.
- Change order #3: Contract increase in the amount \$ 189,244.00 for paving of 950 West was presented to the Commission for consideration. After some discussion, Rich Mrozinski motioned to approve Change Order #3 as presented. Terry Larson seconded the motion. The motion carried unanimously.

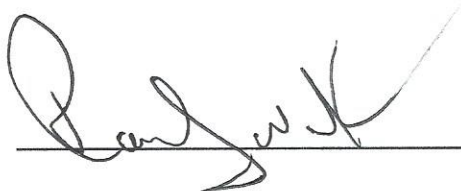
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OTHER BUSINESS:

None

ADJOURNMENT

Michael Rosenbaum motioned to adjourn the meeting at 4:40PM. Scott Cooley seconded the motion. The motion carried unanimously. The next meeting will be held on July 27, 2022.



Randy Novak
President

Attest:



Michael Rosenbaum
Secretary