

LA PORTE COUNTY REDEVELOPMENT COMMISSION MEETING MINUTES
NOVEMBER 16, 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, November 16, 2022, at 4 P.M. (CDT), in Room #3, County Complex.

CALL TO ORDER

Meeting called to order by Vice-President Joe Coar, at 4:04 P.M.

PLEDGE OF ALLEGIANCE

Pledge of Allegiance was recited.

ROLL CALL

Randy Novak – Absent
Joe Coar – Present
Rich Mrozinski – Present
Terry Larson – Absent
Scott Cooley – Present
Connie Gramarossa – Present-ZOOM
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 Seitz: Retention and Expansion Coordinator, Mary Jane Thomas: MjThomas & Associates and H-D reporter on ZOOM.

APPROVAL OF THE AGENDA

Michael Rosenbaum motioned to approve the agenda as presented. Scott Cooley seconded the motion. The motion carried unanimously.

PUBLIC COMMENT

None

COMMUNICATIONS

Auditor request for Treasurer report
-H-D re: claims and allowances publication
-D & M pay request #7/CO #8
-USi Eng re: Pay request #6 review and signature

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- Picked up Oct. POs for RDC President signature from Auditor's office
- Prep /submitted D & M Pay Request #6 to US Bank
- Auditor's office to prepare November automated PO's
- MCR re: use of funds for 421 utility projects
- MC Water Dept. check hand delivered to Auditors office, worked with Auditor staff, Seitz, Bishop to locate fund with contributions, searched TA computers for letters/ contribution information
- County Council letter from MC Planning Dept. re: MC RDC TIF budget meeting
- Bishop Waste Mgt. agreement
- Chief Deputy Auditor MC Water Dept. deposit/fund #
- Accounts payable Auditor's office re: MC Water Dept. deposit, completed Dept. Accting Form, submitted same
- Barnes & Thorburg 35 /94 TIF bond invoice

APPROVAL OF MINUTES

Scott Cooley motioned to approve the October 26, 2022 meeting minutes as presented. Rich Mrozinski seconded the motion. The motion carried unanimously.

TREASURER'S REPORT

KIDC TIF-\$57,768.00.00
 421/I-94 TIF-\$203,895.00
 421/I-94 TIF2-\$0
 39 N TIF-\$87,995.00

Rich Mrozinski motioned to approve the Treasurer's Report as presented. Mike 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>
KI	MCR Partners	Nov '22 Professional Services	\$3,000.00	
DC	Thomas & Associates, LLC	Oct '22 Professional Services	\$578.50	
		Subtotal		\$3,578.50
	Thomas & Associates, LLC	Oct '22 Professional Services	\$578.50	
US	MCR Partners	Nov '22 Professional Services	\$2,000.00	
421	Herald – Dispatch	Legal Publication claims	\$23.78	
#1	Friedman & Associates	Nov '22 Legal Services	\$1,500.00	
		Subtotal		\$4,102.28
39N	MCR Partners	Nov '22 Professional Services	\$1,000.00	
		Subtotal		\$1,000.00
		TOTAL OF REGULAR CLAIMS		<u>\$8,680.78</u>

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US 421 Project Claims

DESCRIPTION	AMOUNT	TOTALS
D&M Excavating, Inc – Pay Application #7 (funding source: Bond Account)	\$21,592.24	
D&M Excavating, Inc – Pay Application #7 (funding source: County ARP Fund)	\$253,261.09	
D&M Excavating, Inc – Pay Application #7 (funding source: MC Water Utility)	\$250,000.00	
TOTAL OF BOND PROCEED CLAIMS		\$524,853.33

Vice-President Coar read the claims as presented for payment for the Kingsbury Industrial Park TIF (KIDC) area from the Claim Docket. Rich Mrozinski motioned to approve the KIDC TIF area claims in the amount of \$3,578.50. Mike Rosenbaum seconded the motion. The motion carried unanimously.

Vice- President Coar 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 \$4,102.28. Rich Mrozinski seconded the motion. The motion carried unanimously.

Vice-President Coar 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. Scott Cooley seconded the motion. The motion carried unanimously.

Vice-President Coar stated some claims was spread over three (3) different TIF districts, so the funds do not come from only one TIF. He stated the total amount of claims paid is \$8,680.78.

Vice-President Coar read the D&M pay application #7 claims on the docket in the amount of \$21,592.24 Bond account, \$253,261.09 ARP funds and \$250,000.00 MC Water Utility Fund. Mike Rosenbaum motioned to approve the D&M pay application #7 claims in the amount of \$524,853.33. Rich Mrozinski seconded the motion. The motion carried unanimously.

OLD BUSINESS

A. 421/I94 TIF Project Update – Matt Reardon; MCR Partners

Matt Reardon, MCR Partners reported he attended a November Michigan City Council meeting to discuss their annexation policy unintended consequences on the RDC I94/35 TIF Wilkins economic development project. He discussed changes to the ordinance to allow more flexibility. The Council was amenable to the suggested changes.

MCR Matt Reardon stated property located on 421 is a potential site of a State of Indiana economic development project. The approximately 4-million-dollar medical facility project, has potential for 120 jobs with wages greater than 25.00 per hour. This is a willing seller /willing buyer project. The project is projected to generate \$350,000 in tax revenue annually. Water and sewer utility infrastructure extensions are necessary at an estimated cost of 1.5 million dollars for the project to occur. MCR suggested the RDC consider a bond issue for the needed infrastructure for the project.

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Joe Coar stated that he is abstaining from this discussion, as the project is a 3.5 million dollar building that the firm, he works for is interested in bidding on. RDC Attorney Friedman stated LaPorte County has not regained its' bond rating, limiting the opportunity for a bond. The work around is for the economic developer to buy the bonds. Also, MCR could ask the County Council if they have an appetite for funding this project. Rich Mrozinski asked if the project is time sensitive. If the project is time sensitive, he suggested authorizing MCR to proceed with a TIF bond, only if the developer purchases the bonds. MCR would determine best financial options. Michael Rosenbaum stated ARP are committed. Rich Mrozinski stated the project is worthwhile and suggested MCR be given permission to proceed. MCR stated the next step is to create a separate 421 allocation area. Matt reminded the Commission if they liked the project, TIF funds can be used, if necessary, but other funding sources are available such as ARP and Major Moves. Rich Mrozinski motioned to support MCR in proceeding with the project due diligence, as explained. Scott Cooley seconded the motion. The motion carried on the following vote: 3ayes, 2 abstentions (Joe Coar and Connie Gramarossa). John Smith, USi Engineering reported the water on 300 is done. Michigan City is testing it. ATT should be done by the time D & M gets to 421. D & M likely to request a time extension to June 2023 at the next RDC meeting. Still waiting for the delivery of 3000 feet of water pipe. The Commission discussed the Deercroft Landfill Sanitary Sewer Connection and Leachate Discharge Agreement. After some discussion, Rich Mrozinski motioned to authorize the RDC President to sign the Deercroft Landfill Sanitary Sewer Connection and Leachate Discharge Agreement. Michael Rosenbaum seconded the motion. The motion was unanimously carried. Upon execution of the agreement the RDC will receive \$150,000.00 for 421 utility infrastructure projects.

B. KIP Update – Matt Reardon; MCR Partners

Matt Reardon: MCR Partners stated a prospect needing the CSX switch is interested in KIP. MCR stated CSX is willing to install switch if the installation is funded, as it is likely switch will trigger an uptick in the use of the rail. Funding for the switch installation could come from Major Moves, or casino revenue. A 3-year payback period is likely. CN track is moving along. Davie, Biege/Lindborg and Markman Peat are discussing the CN alignment.

C. 39 N Update – Matt Reardon; MCR Partners

MCR Partners, Matt Reardon reported no updates. 39 N is lobbying efforts continue, Anacostia Rail still owns 100 plus acres. Senior living facility discussions continue.

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

MCR Partners reported the developer, MCR and HWC Engineering will meet with Michigan City and water and sewer departments to size and create an alignment for the utility infrastructure. Rich Mrozinski congratulated MCR on good job at the November Michigan City Council meetings. All in attendance understood the ramifications of the annexation policy.

NEW BUSINESS

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A. D & M Change Order #8

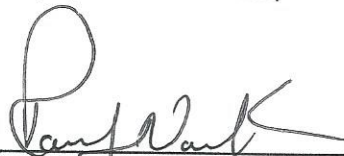
The RDC reviewed D & M change order #8 in the amount of \$ 22,224.15 increase for scrap metal surcharge. Rich Mrozinski motioned to approve D & M change order #8 as presented. Scott Cooley seconded the motion. The motion was unanimously carried.

OTHER BUSINESS

Tony Rodriguez: Director Office of Community and Economic Development stated that the electronic industry, post COVID is very active. OCED had submitted on 42, development projects, valued in excess of 30.9 billion with an average project size of 7.2 million, with a potential job creation of 800, and conducted 7 site visits.

ADJOURNMENT

Rich Mrozinks motioned to adjourn the meeting at 4:48PM. Michael Rosenbaum seconded the motion. The motion carried unanimously. The next meeting will be held on December 14, 2022. (Early because of Christmas holiday and claims payment schedule)



Randy Novak
President

Attest:



Michael Rosenbaum
Secretary