

LA PORTE COUNTY REDEVELOPMENT COMMISSION MEETING MINUTES
OCTOBER 26, 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, October 26, 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 – Present-ZOOM
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; Mike Seitz: Retention and Expansion Coordinator, Ryan Miller: D & M Excavating, Mary Jane Thomas: MjThomas & Associates and H-D reporter on ZOOM.

APPROVAL OF THE AGENDA

Michael Rosenbaum motioned approve the agenda as presented with the addition of the Northwest Indiana Foundation READI Grant Agreement to New Business as 10a. Joe Coar seconded the motion. The motion carried unanimously.

PUBLIC COMMENT

None

COMMUNICATIONS

-Auditor request for Treasurer report
-H-D re: claims and allowances publication

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- MCR invoicing
- D & M pay request #6
- USi Eng re: Pay request #6 review and signature
- Meridian Title 421 Bond payment
- Picked up Sept. POs for RDC President signature from Auditor's office
- Prep submitted D & M Pay Request #5 to US Bank
- Auditor's office to prepare October automated PO's
- H-D article on READI GRANT Award
- County Assessor tax appeals report
- MC Water Dept. invoice

APPROVAL OF MINUTES

Joe Coar motioned to approve the September 28, 2022; meeting minutes as presented. Scott Cooley seconded the motion. The motion carried unanimously.

TREASURER'S REPORT

KIDC TIF-\$61,347.00
421/I-94 TIF-\$239,278.00
421/I-94 TIF2-\$0
39 N TIF-\$88,995.00

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> |
|--------------------------------|--------------------------|--------------------------------|---------------|-------------------|
| K | MCR Partners | Oct '22 Professional Services | \$3,000.00 | |
| I | Thomas & Associates, LLC | Sept '22 Professional Services | \$747.50 | |
| DC | Herald – Dispatch | Legal Publication claims | \$25.65 | |
| | Friedman & Associates | Oct '22 Legal Services | \$1,500.00 | |
| | | Subtotal | | \$5,273.15 |
| US | Thomas & Associates, LLC | Sept '22 Professional Services | \$747.50 | |
| 421#1 | MCR Partners | Oct '22 Professional Services | \$2,000.00 | |
| | | Subtotal | | \$2,747.50 |
| 39N | MCR Partners | Oct '22 Professional Services | \$1,000.00 | |
| | | Subtotal | | \$1,000.00 |
| TOTAL OF REGULAR CLAIMS | | | | <u>\$9,020.65</u> |

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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 #6 | \$464,302.82 | |
| Tiemens Land Surveying, Inc. | \$500.00 | |
| TOTAL OF BOND PROCEED CLAIMS | | <u>\$464,802.82</u> |

President Novak read the claims as presented for payment for the Kingsbury Industrial Park TIF (KIDC) area from the Claim Docket. Michael Rosenbaum motioned to approve the KIDC TIF area claims in the amount of \$5,273.15. 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. Michael Rosenbaum motioned to approve the US 421 #1 TIF area claims in the amount of \$2,747.50. 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. Joe Coar motioned to approve the 39 North TIF area claims in the amount of \$1,000.00. Mike Rosenbaum 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. He stated the total amount of claims paid is \$9, 020.65.

President Novak read the D&M claim on the docket in the amount of \$464,302.82 and the Tiemens Land Surveying, Inc. claim in the amount of \$500.00. Rich Mrozinski motioned to approve the D&M claim in the amount of \$464,302.82 and Tiemens Land Surveying, Inc. claim in the amount of \$500.00 to be paid from the 421 bond proceeds. Joe Coar seconded the motion. The motion carried unanimously.

OLD BUSINESS

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

Matt Reardon, MCR Partners reported the Redevelopment Commission received a check in the amount of \$250,000.00 from the Michigan City Water Department for the 421 Utility Infrastructure project. The Commission thanked the Michigan City Water Department and the City of Michigan City for their support of the 421 Utility Infrastructure project. John Smith, USI Engineering, updated the Commission on the 421 Utility Infrastructure project activities, including, D & M completing 3 directional bores on 950, 500, and 421, 1,200 feet of water installed, 1,000 feet of sewer installed, 2 loads of water main delivered, waiting on 7 more, 950 paving has a 50/50 chance of occurring pending weather conditions and asphalt availability, (Asphalt plants closing the week of Thanksgiving and ATT is not returning calls regarding their infrastructure in the project area, potentially impacting the

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project schedule. Mitch Bishop stated he would contact ATT. Matt Reardon; MCR suggested contacting ATT in Indianapolis as the local office was not responding.

B. KIP Update – Matt Reardon; MCR Partners

Matt Reardon: MCR Partners congratulated the Commission on being one of the first READI grants awarded. JBC Rail and Lindborg are very much appreciated by the Commission as without them there would be no READI grant. The OCED has a 154-acre land purchase for economic development under discussion. The proposed project will likely go before the Plan Commission in the coming months.

C. 39 N Update – Matt Reardon; MCR Partners

MCR Partners, Matt Reardon reported that the large project on the South Shore Freight land was not successful in moving forward. The Senior Living Center discussions are getting close to an agreement with the City of La Porte, Center Township Fire Department, and the subdivision on fire suppression. The plan on the table is to use a pond with the idea that when the water tower is in place the fire suppression will switch from the pond to the water tower.

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

MCR Partners reported the developer is continuing with due diligence. In addition, recent Michigan City legislative authority says anyone who connects to Michigan City utilities must sign an annexation agreement. The plan is to attend the Michigan City Council meeting on November 1 to discuss the unintended consequences of their legislation; the impact of annexation on local economic development and to get their blessing for the project. Commission Attorney Shaw Friedman stated he is awaiting an Attorney General opinion on Michigan City Mayor and Council annexation policy. Matt Reardon: MCR recommended the Commission wait on the utility route planning for 35/94 TIF project.

NEW BUSINESS

A. Northwest Indiana Foundation READI Grant Agreement

The Commission reviewed Northwest Indiana Foundation READI Grant Agreement as presented by Matt Reardon. The agreement has been reviewed by all partners. Matt Reardon stated the funding sources are \$601,600.00 READI, Kingsbury Elevator \$1,500,000.00, JBC Rail \$375,000.00, LPCRDC \$2,000,000.00 (TIF Increment) for a total project cost of \$4,476,600.00. Still waiting on Meridian Title for KIP roadway title work to support RDC project funding. Private funding from JBC Rail and Lindborg for bridge approach and CSX switch. JBC Rail, as switcher, is requesting 2–3-year payback for CSX switch. Nice part of this project is the private sector participation Joe Coar commented. Commission Attorney congratulated the Commission on bringing two class 1 rail carriers to KIP. This is a huge get for La Porte County by MCR, \$601, 600.00. After some discussion, Mike Rosenbaum motioned to approve the Northwest Indiana Foundation READI Grant Agreement as presented. Joe Coar seconded the motion. The motion unanimously carried.

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OTHER BUSINESS

Tony Rodriguez: Director Office of Community and Economic Development introduced Bailey McGrath, to give an update on the October 7, 2022, meeting of the La Porte County Rural Broadband Taskforce to bring the Commission up to speed on what is happening with broadband private and federal dollars in La Porte County.

Bailey McGrath stated the La Porte County Rural Broadband Taskforce is implementing the State of Indiana Broadband Steps to Success strategy. She stated broadband is a utility, not a luxury. This 10-step strategy includes:

1. Creating a Taskforce- completed
2. Become a Broadband Ready community – done
3. Consider a Broadband Plan or Feasibility Study- done- partnered with Hospital Foundation of La Porte for a plan to determine costs of providing broadband services in each LaPorte County Township
4. Engage with providers- done- Surf, Comcast, Acme,
5. Showcase incentive and benefits of Broadband expansion- ongoing, Indiana Connect Program marketing.....
6. Increase adoption rate in La Porte County- ongoing
7. Complete inventory of public resources/assets- ongoing- updating to maintain accurate data
8. Gather survey data: surveys, mapping, and eligibility- ongoing completed numerous broadband survey monkey surveys in the county, 2019 survey to show FCC mapping incorrect for La Porte County, partnered with Farm Bureau survey to gain accurate data, GIS has and is mapping broadband infrastructure in the county
9. Identify funding resources: ongoing- chased 5 grants including OCRA Next Level Connections grants, supported private providers applications with letters of support to name a few.
10. Engage with partners to increase workforce in anticipation of buildout- ongoing meetings with workforce development agencies in the region.

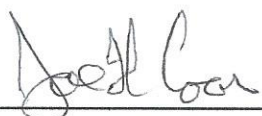
President Novak stated the Rural Broadband Taskforce has positioned La Porte County for business and residents' success by securing Comcast KIP and SURF broadband investment. Businesses look for this redundancy when choosing an economic development project location.

Mitch Bishop County Planner updated the Commission on the Saugany-Hudson Lake sewer project. The Regional Sewer District received \$35,000,000.00 in grants and loans for the Saugany – Hudson Lakes sewer project. At present Petri, Jones and Rafinski are in the Saugany Lake area identifying septic systems, utilities, and other potential conflicts in preparation for utility route planning. 1000 homes are anticipated to be served in 2024.

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ADJOURNMENT

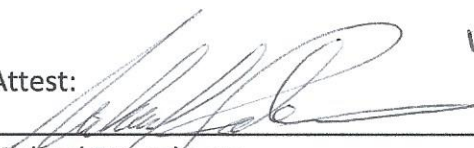
Joe Coar motioned to adjourn the meeting at 4:45PM. Michael Rosenbaum seconded the motion. The motion carried unanimously. The next meeting will be held on November 16, 2022. (Early because of Thanksgiving holiday.)



Randy Novak
Vice President

JOE COAR

Attest:



Michael Rosenbaum
Secretary