

LA PORTE COUNTY REDEVELOPMENT COMMISSION MEETING MINUTES
SEPTEMBER 28, 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, September 28, 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 – Absent
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 and Mary Jane Thomas: MjThomas & Associates.

APPROVAL OF THE AGENDA

Michael Rosenbaum motioned approve the agenda with the addition of D & M Change Order #7 to New Business a. 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
-D & M pay request #5
-USi Eng re: Pay request #5 review and signature

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- MCR re: Meridian Title 421 Bond payment
- Meridian Title Bond Payment
- Picked up August POs for RDC President signature from Auditor's office
- Prep submitted D & M Pay Request #4 to US Bank
- Auditor's office to prepare September automated PO's
- Denarie Kane; NIRPC assistance with identifying successful EDA applications
- USi re: D & M Change Orders #4, 5 and 6
- Meeting with Susan re: August meeting/documents
- H-D article on 35/I94 project

APPROVAL OF MINUTES

Joe Coar motioned to approve the August 31, 2022; meeting minutes as presented. Rich Mrozinski seconded the motion. The motion carried unanimously.

TREASURER'S REPORT

KIDC TIF-\$66,621.00
 421/I-94 TIF-\$242,026.00
 421/I-94 TIF2-\$0
 39 N TIF-\$89,995.00

It was noted 421 TIF 2 negative balance has been adjusted by the Auditor's Office. Rich Mrozinski 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	Sept '22 Professional Services	\$3,000.00	
I	Thomas & Associates, LLC	August '22 Professional Services	\$624.00	
DC	Meridian Title Corporation	Re: Roads	\$350.00	
			Subtotal	\$3,974.00
US	Thomas & Associates, LLC	August '22 Professional Services	\$624.00	
421#1	MCR Partners	Sept '22 Professional Services	\$2,000.00	
			Subtotal	\$2,624.00
39	MCR Partners	Sept '22 Professional Services	\$1,000.00	
N	Friedman & Associates	Sept '22 Legal Services	\$1,500.00	
	Herald – Dispatch	Legal Publication claims	\$22.38	
			Subtotal	<u>\$2,522.38</u>
			TOTAL OF REGULAR CLAIMS	<u>\$9,120.38</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 #5	\$453,050.01	
Meridian Title	\$3,664.25	
TOTAL OF BOND PROCEED CLAIMS		<u>\$456,714.26</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 \$3,974.00. Joe Coar 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 \$2,624.00. 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. Rich Mrozinski motioned to approve the 39 North TIF area claims in the amount of \$2,522.38. Joe Coar 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, 120.38.00.

President Novak read the D&M claim on the docket in the amount of \$453,050.01 and the Meridian Title (J & S Land Development Company) in the amount of \$3,664.25. Joe Coar motioned to approve the D&M claim in the amount of \$453,050.01 and Meridian Title (J & S Land Development Company) claim in the amount of \$3,664.35 to be paid from the 421 bond proceeds. 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 property owner taps are preferred to occur in groups to avoid tearing up the resurfaced road. Michael Rosenbaum confirmed property owners received notice of the opportunity to tap in, in 2021. John Smith, USI Engineering, requested the road resurfacing be delayed until spring. Joe Coar stated it makes no sense to tear up new road for taps. John Smith stated Monday will be boring water main down 950, moved water main to different location from plans to keep costs down. D & M to start sanitizing next week. Ryan Miller: D & M Excavating stated he receives calls daily from property owners, asking if they connect, will they be annexed into Michigan City. He also requested the road be paved this year because snow plowing will damage the road base D & M has in place at present.



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B. KIP Update – Matt Reardon; MCR Partners

Matt Reardon: MCR Partners reported IEDC has the required documentation to process the READI Grant. JBC Rail and Lindborg are anxious to move forward with CSX and CN rail connections. MCR is planning under Build Operate Transfer (BOT) agreement to bid the project at the next meeting. ARPA funding is not able to be used as match. TIF dollars will be used.

C. 39 N Update – Matt Reardon; MCR Partners

MCR Partners, Matt Reardon reported on the land side South Shore Freight and others have a sizeable lead and all parties are aware of what the RDC can and cannot do to incentivize the project. In addition, he stated after reviewing EDA FOIA documents, it appears EDA funded infrastructure to government owned industrial sites. Mike Seitz: Business Retention and Expansion Coordinator updated the Commission on his efforts. President Novak updated the Commission on the assisted living facility. He stated weekly meetings are continuing with the intention of addressing the public safety issue. He believes a solution is close.

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

MCR Partners reported the developer is continuing with due diligence. The County and Redevelopment Commission continue to do all that they can to facilitate the 20-million-dollar development. Annexation to Michigan City has become a concern. Conversation with developer and jurisdiction to occur. State of Indiana property tax caps are the same no matter where you live in Indiana, 1% of assessed value, in every County of the State of Indiana. President Novak stated the RDC does not extend utilities for Michigan City to annex. Annexation is between the property owner and Michigan City and is voluntary. The proposed project creates a gateway to Michigan City.

NEW BUSINESS

A. D & M Change Orders #,4,5,6 and 7

The Commission reviewed D & M change orders #4, 5, 6, and 7 as a group. Change order #4 increases the contract price by \$26,481.00 for the scrap metal charge surcharge from pipe manufacturer. This is an unanticipated cost that kicked in, in June. Change order #5 removes and relocates storm culvert due to fiber optic conflict increasing the contract price by \$45,407.00. This is an unanticipated cost. Change order #6 increases the contract price by \$102,500.00 for a maximum of 25 property owner's sewer connection on 950 West and 300 North. Change order #7 increases the contract price by \$29,220.00 for 12 property owner's water connections on 950 West. After some discussion, Joe Coar motioned to approve D & M contract change orders #4, 5, 6 and 7 as presented. Rich Mrozinski seconded the motion. The motion unanimously carried.

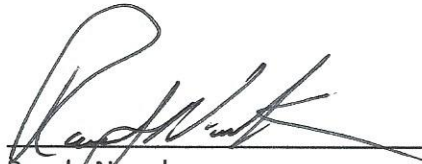
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OTHER BUSINESS

Tony Rodriguez: Director Office of Community and Economic Development invited the Commission to attend the October 7, 2022, meeting of the La Porte County Rural Broadband Taskforce at 9AM at PNW Dworkin Building for a broadband update.


ADJOURNMENT

Scott Cooley motioned to adjourn the meeting. Rich Mrozinski seconded the motion. The motion carried unanimously. The next meeting will be held on October 26, 2022.



Randy Novak
President

Attest:



Michael Rosenbaum
Secretary