

**LA PORTE COUNTY REDEVELOPMENT COMMISSION MEETING MINUTES
MAY 31, 2023**

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 893 1850 4963, Passcode 626962. 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, May 31, 2023, at 4 P.M. (CDT), in Room #3, County Complex.

CALL TO ORDER

Meeting called to order by President Justin Kiel, at 4:00 P.M.

PLEDGE OF ALLEGIANCE

Pledge of Allegiance was recited.

ROLL CALL

Justin Kiel – Present

Michael Rosenbaum – Present

Scott Cooley – Present

Tom Fath – Present

Randy Novak – Present

Mark Parkman – Present

Rich Mrozinski – Present

Rhonda Spence, La Porte Community Schools – Ex-Officio – Present

Others Present: Attorney Guy DiMartino, RDC Attorney; Matt Reardon, MCR Partners; Mitch Bishop, County Planner; and MjThomas & Associates.

INTRODUCTION OF NEW MEMBER

President Kiel introduced new member Rich Mrozinski, La Porte County Commissioner, and La Porte Community School Corporation Board Member, Rhonda Spence an Ex-Officio Member of the LPCRDC.

OATH OF OFFICE FOR NEW MEMBER

Attorney Guy DiMartino gave the Oath of Office to new member Rich Mrozinski.

FILLING OF OFFICER VACANCY

President Kiel announced that according to "Robert's Rules of Order" the Vice-President becomes President if the President is removed or vacates that office. Accordingly, President Kiel opened the floor for nominations of Vice-President. Rich Mrozinski nominated Randy Novak for Vice-President. Tom Fath seconded the motion. With no other nominations, Rich Mrozinski motioned to close the floor for nominations. Scott Cooley seconded the motion. The motioned carried unanimously. Rich Mrozinski motioned to approve Randy Novak as Vice-President. Scott Cooley seconded the motion. The motion carried unanimously. President Kiel congratulated Vice-President Novak.

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APPROVAL OF THE AGENDA

Randy Novak motion to accept the agenda as presented. Rich Mrozinski 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 #13
- USi Engineering re: Pay request #12/13 signature - John Smith no longer with USi informed MCR/County Planner
- Picked up POs for RDC President signature from Auditor's office
- Auditor's office to prepare May '23 automated PO's
- Mail - Auditor's office picked up sorted/filed
- Auditor's office delivered March PO's
- Auditor, Deputy re: READI Grant reimbursement appropriation number
- JBC Rail for READI invoicing/IEDC invoicing
- Jay Sullivan re: Ferguson request for D & M invoicing
- Call Ryan D & M regarding Ferguson request
- NWIF re: TIN / Unique Identity# & SAM.GOV
- Contacted Deputy Auditor, Bishop for TIN/Unique Identity#, Transmitted to NWIF
- HWC invoice
- Cender/Dalton invoice printed filed
- ALCO re: April RDC meeting video
- PNW has seats available at their Rail Summit table at no charge for June 13, 2023
- Worked with Mike Rowe to get

APPROVAL OF MINUTES

Randy Novak motioned to approve the April 26, 2023, meeting minutes as presented. Scott Cooley seconded the motion. The motion carried unanimously.

TREASURER'S REPORT

TIF Fund Balances:

421/I-94 #1 - \$180,426

421/I-94 #2 - \$0

KIDC - \$61,151

39 North - \$71,050

Michael Rosenbaum motioned to accept the Treasurer's Report. Mark Parkman seconded the motion. The motion carried unanimously.

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CLAIMS

<u>TIF</u>	<u>VENDOR NAME</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>	<u>TOTALS</u>
KIDC	MCR Partners	May '23 Professional Services	\$3,000.00	
	Thomas & Associates, LLC	Apr '23 Professional Services	\$1,092.00	
	Herald – Dispatch	Legal Publication claims	\$24.43	
	Cender Dalton Municipal Advisors	Professional Services Inv#9985	\$1,129.65	
			Subtotal	\$5,246.08
US 421 #1	MCR Partners	May '23 Professional Services	\$2,000.00	
	Thomas & Associates, LLC	Apr '23 Professional Services	\$1,092.00	
	Cender Dalton Municipal Advisors	Professional Services Inv#9985	\$1,129.65	
	Guy S. DiMartino	Apr '23 Legal Services	\$1,500.00	
	US Bank	Bond Administrative Fee	\$1,500.00	
			Subtotal	\$7,221.65
39N	MCR Partners	May '23 Professional Services	\$1,000.00	
	Cender Dalton Municipal Advisors	Professional Services Inv#9985	\$1,129.65	
			Subtotal	\$2,129.65
TOTAL OF REGULAR CLAIMS				\$14,597.38

President Kiel read the claims as presented for payment for the Kingsbury Industrial Park (KIDC) TIF area from the Claim Docket. Michael Rosenbaum motioned to approve the Kingsbury Industrial Park (KIDC) TIF area claims in the amount of \$5,246.08. Scott Cooley seconded the motion. The motion carried unanimously.

President Kiel 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 \$7,221.65. Michael Rosenbaum seconded the motion. The motion carried unanimously.

President Kiel read the claims as presented for payment for the 39 North TIF area from the Claim Docket. Michael Rosenbaum motioned to approve the 39 North TIF area claims in the amount of \$2,129.65. Scott Cooley seconded the motion. The motion carried unanimously.

US 421 Project Claims

<u>DESCRIPTION</u>	<u>AMOUNT</u>	<u>TOTALS</u>
D&M Excavating, Inc – Pay Application #13(funding source: County ARP Fund)	\$208,485.62	
TOTAL OF PROJECT CLAIMS		\$208,485.62

President Kiel read the D & M Excavating, Inc claim as presented for payment for the US 421 Project from the Claim Docket. Randy Novak motioned to approve the D & M Excavating, Inc Pay Application #13 claim in the amount of \$208,485.62. Scott Cooley seconded the motion. Matt Reardon, MCR Partners, recommended that the board wait until Usi Engineering's Construction Manager has reviewed the Pay Application #13 and recommends approving for payment. Mitch Bishop, La Porte County Planner, mentioned that John Smith used to approve the pay applications and he is no longer with Usi Engineering. Randy Novak amended his motion to

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approve payment subject to USi Engineering Scott Dick’s recommendation to approve payment. Scott Cooley seconded the motion. The motion carried unanimously.

I-94 US 35 Utility Infrastructure Design Services

DESCRIPTION	AMOUNT	TOTALS
HWC Engineering – Inv#2022-217-S-0000002 (funding source: Economic Development LIT	\$500.00	
HWC Engineering – Inv#2022-217-S-0000003 (funding source: Economic Development LIT	\$400.00	
TOTAL OF PROJECT CLAIMS		\$900.00

President Kiel read the HWC Engineering claims as presented for payment for the I-94 US 35 Utility Infrastructure Design Services from the Claim Docket. Michael Rosenbaum motioned to approve the HWC Engineering claims in the amount of \$900.00. Mark Parkman seconded the motion. The motion carried unanimously.

OLD BUSINESS

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

Mr. Reardon reported that NIPSCO has moved the poles so that the remainder of the work on the project could be completed and thanked Mitch Bishop for his work in the process. He added 421 Partners Vladimir Ganz has been contacted regarding his contribution to the project and let him know that there will be no occupancy permits issued until that is paid. Mark Parkman asked if the building permit could not be issued until payment is made to ensure a quicker payment to the county. Matt Reardon responded he understood the importance and will reach back out to him to let him know this is an urgent matter.

Mr. Reardon reported that the land near I94 and 400 was going to be annexed into Michigan City, is now not going to be annexed. He added a metal building with a brick façade has been proposed, but has urged the developer to propose a fresh design that included tilt up concrete to spruce up the building’s exterior. Mr. Reardon reminded the developer of the difference in the tax rates associated with being in the city and not being in the city and how beneficial that would be.

B. Kingsbury Industrial Park (KIP) Update – Matt Reardon; MCR Partners

Mr. Reardon reported the first claim for the railroad bridge has been submitted for READI grant funding and the process is going to mirror the IEDC grant. This process is spending the money first and be reimbursed in 120 plus or minus days. Mr. Reardon announced he will be attending the June 26th county council meeting to request an appropriation so that the contractor may receive payment quicker and the County will receive the READI grant funds as reimbursement.

Mr. Reardon and Attorney Guy DiMartino communicated with CSX and JBC Rail related to the risk being placed on the county as signatory to the CSX sidetrack agreement. CSX and Mr. Carroll agreed, and Attorney DiMartino stated the revised sidetrack agreement has been prepared.

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Mr. Reardon provided an update for a \$900 million corn processor interested in a Kingsbury Industrial Park location due to the rail availability. Currently, the company is performing their due diligence related to utilities in the area and meeting the requirements of the company. Mr. Reardon has met with the company and provided tax increment finance information about infrastructure and road improvements. The potential business is a large volume gas user for NIPSCO and the estimated expense for those off-site improvements are about \$40 million.

Mark Parkman asked for an update on the road improvements. Attorney Guy DiMartino reported that he had a meeting with Attorney Doug Biege related to the property owners providing easements for the road improvements and has not heard anything. He added if the property owners will not provide easements, eminent domain may be required, which is expensive for the county. Attorney DiMartino stated hopefully it does not come to that as the improvements will only assist in developing the remainder of the industrial park and increase property values in the area. Mark Parkman asked if it would be inappropriate for members to call the property owners, as some are known to them, about the benefits of signing over an easement for road improvements. Attorney DiMartino stated not at all, it would be beneficial to chat with the property owners.

C. 39 N Update – Matt Reardon; MCR Partners

Mr. Reardon reported that a prospective buyer has interest in developing property in the area for a \$70-80 million project. Mr. Reardon added the availability of adequate water and sewer services are preventing the company from moving forward. Mr. Reardon stated that the TIF would receive increased tax revenue if the property is developed, and those funds could assist with the cost of a new water tower. The 39 North Conservancy District has decided not to bond or borrow for the improvement. The City of La Porte said they could provide the water if there is a new water tower constructed. The buyer has the land under contract and the design is completed. The buyer has also met with the planning department, as they have identified the need of special use permits at the location. Mr. Reardon stated the buyer is requesting a “will serve” letter for water and sewer and until an entity comes forward to move the project forward the project is at a standstill. They would be using the South Shore Anacostia rail and it is a great project for the area. The Redevelopment Commission does not have any control over the water and sewer at this juncture. Mr. Reardon asked if anyone had any suggestions. Mark Parkman asked about the City of La Porte’s decision related to the water tower. Mr. Mrozinski added the annexation deadline was May 31st and the response was nay. Mr. Parkman asked if the Redevelopment Commission can assist the company in acquiring the water and sewer service required. Mr. Reardon responded yes. We can partner with other entities to work together. It is a \$6 million water tower. Mr. Parkman asked if we are able to work with the 39 North Conservancy District for the betterment of that area? Mr. Reardon stated they could take out debt for the improvements and the Commission would pledge new increment to pay the debt. That has always been an option for them, and they have not wanted to do it. Randy Novak added they did not want to bond anything else, and Mr. Reardon agreed, that was his understanding. Randy Novak announced the Redevelopment Commission has partnered with the Conservancy District in the past with three (3) grant applications for the improvements including the water tower with no success. Attorney DiMartino announced he could reach out to the Conservancy’s counsel and

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reevaluate the situation. Mr. Reardon thanked him and stated this company needs to know soon.

D. 35/I94 Update – Matt Reardon; MCR Partners

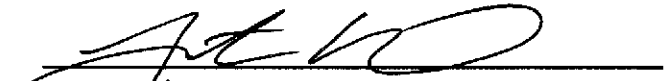
No update

NEW BUSINESS

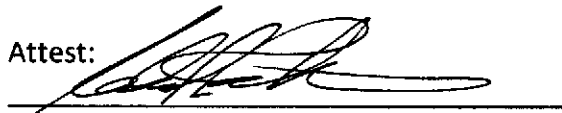
None

ADJOURNMENT

Michael Rosenbaum motioned to adjourn the meeting at 5:12pm. Scott Cooley seconded the motion. The motion carried unanimously. The next meeting will be held June 28, 2023.


Justin Kiel
President

Attest:


Michael Rosenbaum
Secretary