

**LA PORTE COUNTY REDEVELOPMENT COMMISSION MEETING MINUTES  
JUNE 28, 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, June 28, 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 – Absent

Others Present: Attorney Guy DiMartino, RDC Attorney; Matt Reardon, MCR Partners; and Mary Jane Thomas; MjThomas & Associates.

**APPROVAL OF THE AGENDA**

Randy Novak motioned to accept the agenda as presented. Mike Rosenbaum seconded the motion. The motion carried unanimously.

**PUBLIC COMMENT**

None

**APPROVAL OF MINUTES**

Randy Novak motioned to approve the May 31, 2023, meeting minutes as presented. Scott Cooley seconded the motion. The motion carried unanimously.

**COMMUNICATIONS**

- Auditor request for Treasurer report
- H-D re: claims and allowances publication
- D & M pay request #14
- USi Engineering re: Pay request #13 signature -John Smith no longer with USi informed MCR/County Planner

**LA PORTE COUNTY REDEVELOPMENT COMMISSION MEETING MINUTES**

**JUNE 28, 2023**

- Auditor's office to prepare June '23 automated PO's
- Mail-Auditor's office picked up sorted/filed
- Auditor's office delivered May PO's
- Auditor, Deputy/Cender re: 421 June bond payment
- JBC Rail for IEDC invoicing/ BOT amendment update
- Commissioners emailed BOT amendment for consideration at June meeting
- Call Ryan DM #14 pay request
- Cender/Dalton invoice printed/filed
- RDC Attorney re: Rail Committee members/appointments
- H-D re: June '23 claims legal ad
- State House Report-MCR
- Auditor re: 6/22/23 421 bond payment made
- Auditor's office JBC Rail expedited check status
- RDC President/Secretary agenda redesign

**TREASURER'S REPORT**

**TIF Fund Balances:**

421/I-94 #1 - \$273,208  
 421/I-94 #2 - \$0  
 KIDC - \$113,393  
 39 North - \$91,554

**June 2023 Tax Revenue/Settlement:**

421/I-94 #1 - \$151,202  
 421/I-94 #2 - \$124,655  
 KIDC - \$57,853  
 39 North - \$21,828

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

**CLAIMS**

<u>TIF</u>	<u>VENDOR NAME</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>	<u>TOTALS</u>
<b>KIDC</b>	MCR Partners	June '23 Professional Services	\$3,000.00	
	Thomas & Associates, LLC	May '23 Professional Services	\$819.00	
	Cender   Dalton Municipal Advisors	Professional Services Inv#10041	\$291.67	
	Guy S. DiMartino	May '23 Legal Services	\$1,500.00	
			<b>Subtotal</b>	<b>\$5,610.67</b>
<b>US 421 #1</b>	MCR Partners	June '23 Professional Services	\$2,000.00	
	Thomas & Associates, LLC	May '23 Professional Services	\$819.00	
	Cender   Dalton Municipal Advisors	Professional Services Inv#10041	\$825.41	
			<b>Subtotal</b>	<b>\$3,644.41</b>
<b>39N</b>	MCR Partners	June '23 Professional Services	\$1,000.00	
	Cender   Dalton Municipal Advisors	Professional Services Inv#10041	\$291.67	
	Herald – Dispatch	Legal Claim Publication	\$31.62	
			<b>Subtotal</b>	<b>\$1,323.29</b>
<b>TOTAL OF REGULAR CLAIMS</b>				<b>\$10,578.37</b>

**LA PORTE COUNTY REDEVELOPMENT COMMISSION MEETING MINUTES**

**JUNE 28, 2023**

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 \$5,610.67. 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. Michael Rosenbaum motioned to approve the US 421 #1 TIF area claims in the amount of \$3,644.41. Randy Novak 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 \$1,323.29. Randy Novak seconded the motion. The motion carried unanimously.

**US 421 Project Claims**

DESCRIPTION	AMOUNT	TOTALS
D&M Excavating, Inc – Pay Application #14(funding source: County ARP)	\$37,231.35	
<b>TOTAL OF PROJECT CLAIMS</b>		<b>\$37,231.35</b>

President Kiel read the D & M Excavating, Inc claim as presented for payment for the US 421 Project from the Claim Docket. Michael Rosenbaum motioned to approve the D & M Excavating, Inc Pay Application #14 claim in the amount of \$37,231.35. Tom Fath seconded the motion. The motion carried unanimously.

**I-94 US 35 Utility Infrastructure Design Services**

DESCRIPTION	AMOUNT	TOTALS
HWC Engineering – Inv#2022-217-S-0000004 (funding source: Economic Development LIT)	\$3,000.00	
<b>TOTAL OF PROJECT CLAIMS</b>		<b>\$3,000.00</b>

President Kiel read the HWC Engineering claim as presented for payment for the I-94 US 35 Utility Infrastructure Design Services from the Claim Docket. Rich Mrozinski motioned to approve the HWC Engineering claim in the amount of \$3,000.00. Randy Novak seconded the motion. The motion carried unanimously.

**KIDC Bridge Project / READI Grant Claims**

DESCRIPTION	AMOUNT	TOTALS
JBC Rail – Inv#JBCBR001 (funding source: Major Moves, ARP, Economic Development LIT)	\$216,355.63	
<b>TOTAL OF PROJECT CLAIMS</b>		<b>\$216,355.63</b>

President Kiel read the JBC Rail claim as presented for payment for the KIDC Bridge Project/READI Grant from the Claim Docket. Mark Parkman motioned to approve the JBC Rail claim in the amount of \$216,355.63. Randy Novak seconded the motion. The motion carried unanimously.

**OLD BUSINESS**

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

Mr. Reardon read a construction update provided by Mr. Mitch Bishop, County Planner, as follows: sewer taps on County Road 300 have been completed, asphalt completed today for those areas, still waiting on AT&T utility relocation and grass restoration has begun.



## LA PORTE COUNTY REDEVELOPMENT COMMISSION MEETING MINUTES

JUNE 28, 2023

Mr. Reardon provided an update on the proposed Great Lakes Capital development near I94 and CR 400. There have been negotiations related to the exterior's appearance such as tilt up concrete is lieu of a metal exterior, as proposed. He added the zoning matches well with the proposed business.

Randy Novak asked for an update on the 421 Partners contribution. Mr. Reardon stated no check has been received yet. Vladimir Ganz has been made aware that no water or sewer service connection will be allowed until payment is made.

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

Mr. Reardon reported a large company has an interest in developing property at the Kingsbury Industrial Park. Project Phoenix is a billion-dollar investment with its electric and gas use aligning with NIPSCO's capabilities.

Mr. Reardon stated the CSX agreement will soon be fully executed with only one signature needed at this time.

Mr. Reardon reported Attorney Guy DiMartino and Attorney Doug Biege will be leading the road improvement initiative. 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 there have been discussions between the City of La Porte and the company related to the availability of water and sewer utilities. He explained the county TIF could be reconstructed due to the city's annexation of the property. The project is an \$80 million investment for the area. President Kiel asked if the city was leaning towards annexing the property. Mr. Reardon stated he did not know. Michael Rosenbaum mentioned he attended a recent City of La Porte Council meeting in which the project was discussed, and the project is moving forward although the process can take some time.

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

Mr. Reardon reported the state of Indiana is rebuilding the visitor's center and water & sewer utilities will need to be extended to the center from Michigan City. Mr. Reardon added other properties in the same area could potentially benefit from the extension of utilities.

## **NEW BUSINESS**

### **A. Construction Rail Planning Committee appointments – RDC Attorney**

Attorney DiMartino explained the need to appoint the Construction Rail Planning Committee members. Attorney Doug Biege added his client, CN Railroad, has completed the construction plans and is ready to move forward. President Kiel opened the floor for appointments. Michael Rosenbaum, William Dobbins, Rich Mrozinski, Joe Coar, Tom Fath, Justin Kiel, and Engineer Jay

LA PORTE COUNTY REDEVELOPMENT COMMISSION MEETING MINUTES

JUNE 28, 2023

Sullivan were named. President Kiel closed the floor for appointments. Vice-President Novak motioned to appoint Michael Rosenbaum, William Dobbins, Rich Mrozinski, Joe Coar, Tom Fath, Justin Kiel, and Engineer Jay Sullivan. Scott Cooley seconded the motion. The motion carried unanimously.

**B. Kingsbury Elevator Rail Project - Doug Biege**

Attorney Doug Biege explained that CN Railroad has approved the construction plans and he recommends the Construction Rail Planning Committee waive any additional engineering reviews as he considers it an unnecessary cost and delay. Phase 1 construction is now beginning, and Phase 2 is expected by next summer. Attorney DiMartino confirmed the groundbreaking currently is only on Kingsbury's property. Attorney Biege responded yes. Mark Parkman asked who will own the rail after the construction. Attorney DiMartino added that is to be negotiated. Attorney Biege added he has an inquiry into Assessor Mike Schultz's office related to the taxation of Kingsbury Industrial Park's rail and whether it is being treated as personal property. Mr. Reardon stated it should not be taxable. Attorney Biege will attend future Redevelopment Commission meetings until rail construction has been completed.

**OTHER BUSINESS**

President Kiel reported that he, along with Mr. Rosenbaum, attended a recent IAC meeting that included residential TIF training and asked Mr. Reardon to provide an overview and potential aspects for the county to explore. Mr. Reardon explained residential TIF's provide for new residential developments in areas where developers cannot afford to undertake the upfront infrastructure cost. Private bonds are issued to the developer with repayment of the bonds coming from property tax revenue generated from the new homes. He added the town of Hebron has recently created two (2) Residential TIFs and new homes are currently under construction. Mr. Reardon will gather pertinent information for the members to review.

President Keil also reported that at the IAC meeting House Bill 1454 – Annual Spending Plan was discussed. Mr. Reardon confirmed MCR Partners is aware of the new requirement and will ensure the county's compliance with the new law.

**ADJOURNMENT**

Michael Rosenbaum motioned to adjourn the meeting at 5:08pm. Scott Cooley seconded the motion. The motion carried unanimously. The next meeting will be held July 26, 2023.

Attest:

  
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Michael Rosenbaum  
Secretary

  
\_\_\_\_\_  
Justin Kiel  
President