

LA PORTE COUNTY REDEVELOPMENT COMMISSION MEETING MINUTES
AUGUST 23, 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, August 23, 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 – Absent

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. Mark Parkman seconded the motion. The motion carried unanimously.

PUBLIC COMMENT

None

APPROVAL OF MINUTES

Michael Rosenbaum motioned to approve the July 26, 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 none for August
- Auditor's office to prepare August '23 automated PO's.
- Mail-Auditor's office picked up sorted/filed.

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- Auditor's office delivered July PO's
- JBC Rail re: Status of KIP bridge fund /CSX Switch payments
- H-D re: July '23 claims legal ad.
- Invoices MCR, Di Martino, D&M, Barnes & Thornburg
- JBC Rail/ CSX /Lindborg Joint Agreement distributed to same
- NWIF READI grant response with Unique Identity#

Mary Jane Thomas noted that the County ARP appropriated amount carried forward to Year 2023 of \$1,363,518.19 was incorrect and should have been \$1,651,201.06 (difference of the D&M Excavating payment #9 - \$287,682.87). She stated the County Council will reappropriate this amount at the next County Council meeting on Oct 2, 2023, and the County Auditor is aware of the error and agrees the County Council would need to reappropriate the amount of \$287,682.87 in order to pay D&M Excavating the full \$2M appropriated for the project from the ARP fund.

TREASURER'S REPORT

TIF Fund Balances:

421/I-94 #1 - \$265,975
 421/I-94 #2 - \$0
 KIDC - \$90,961
 39 North - \$89,555

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

CLAIMS

<u>TIF</u>	<u>VENDOR NAME</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>	<u>TOTALS</u>
KIDC	MCR Partners	August '23 Professional Services	\$3,000.00	
	Thomas & Associates, LLC	July '23 Professional Services	\$968.50	
	Guy S. DiMartino	July '23 Legal Services	\$1,500.00	
	Barnes & Thornburg	Legal Services Inv#3129943	\$13,191.50	
Subtotal				\$18,660.00
US 421 #1	MCR Partners	August '23 Professional Services	\$2,000.00	
	Thomas & Associates, LLC	July '23 Professional Services	\$968.50	
	Herald – Dispatch	Legal Claim Publication	\$23.96	
Subtotal				\$2,992.46
39N	MCR Partners	August '23 Professional Services	\$1,000.00	
Subtotal				\$1,000.00
TOTAL OF REGULAR CLAIMS				\$22,652.46

President Kiel read the claims as presented for payment for the Kingsbury Industrial Park (KIDC) TIF area from the Claim Docket. Rich Mrozinski motioned to approve the Kingsbury Industrial Park (KIDC) TIF area claims in the amount of \$18,660.00. Michael Rosenbaum seconded the motion. The motion carried unanimously.

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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 \$2,992.46. 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. Rich Mrozinski motioned to approve the 39 North TIF area claims in the amount of \$1,000.00. Michael Rosenbaum seconded the motion. The motion carried unanimously.

I-94 US 35 Utility Infrastructure Design Services Claims

DESCRIPTION	AMOUNT	TOTALS
HWC Engineering – Inv#2022-217-S-0000005 (funding source: Economic Development LIT)	\$2,600.00	
TOTAL OF PROJECT CLAIMS		<u>\$2,600.00</u>

President Kiel read the HWC Engineering claim as presented for payment from the docket. Rich Mrozinski motioned to approve the HWC Engineering claim in the amount of \$2,600.00 to be paid from the county Economic Development LIT Fund. Randy Novak seconded the motion. The motion carried unanimously.

KIDC Bridge Project / READI Grant Claims

DESCRIPTION	AMOUNT	TOTALS
JBC Rail – Inv#JBCBR002 (funding source: Economic Development LIT)	\$300,000.00	
TOTAL OF PROJECT CLAIMS		<u>\$300,000.00</u>

President Kiel read the JBC Rail claim as presented for payment for the KIDC Bridge Project/READI Grant from the Claim Docket. Rich Mrozinski motioned to approve the JBC Rail claim in the amount of \$300,000.00. Randy Novak seconded the motion. The motion carried unanimously.

OLD BUSINESS

1. 421/I94 TIF Project Update – Matt Reardon; MCR Partners

Mr. Reardon provided an update on the proposed Great Lakes Capital development near I94 and CR 400. He reported that the developer has revised the plans to include tilt up concrete in lieu of a metal exterior. Mr. Reardon attended a recent progress meeting and expects the county will receive a request for incentives before the next meeting.

Mitch Bishop gave an update on the 421-utility project. AT&T has begun their utility relocation although fiber lines to a nearby hospital and cell towers on the worksite were cut recently on site and those repairs are being made also. He stated the completion of the relocation is now another 3 weeks away. Mr. Bishop added a punch list has been given to D&M which includes restoration at dig sites and planting trees.

Mr. Reardon stated even though the property is being cleared, he has not heard from the developer on the potential warehouse project. He will check in with the developer.

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Randy Novak asked about the status of the monetary contribution from 421 Partners Vladimir Ganz towards the utility project. Mr. Reardon stated he has not received the funds but will reach back out for the status of payment.

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

Mr. Reardon reported the construction of the new rail bridge has been completed.

3. 39 N Update – Matt Reardon; MCR Partners

Mr. Reardon reported the City of LaPorte, 39 North Conservancy District and a private developer are working through the issue of fire suppression in the area, possibly with the private developer paying for the water tower to be constructed and an agreement to recapture their cost with the City of LaPorte and/or 39 North Conservancy District.

4. 35/I94 Update – Matt Reardon; MCR Partners

Mr. Reardon reported an update will be available around January or February 2024.

NEW BUSINESS

1. Discussion of Housing Tax Increment Finance District

Matt Reardon explained that the Indiana General Assembly has expanded the use of TIF districts to allow for residential housing for the next four (4) years. He proposed a Request for Proposal (RFP) be advertised in La Porte County for property owners of 100-plus acre sites interested in developing their land for residential housing. This will provide the La Porte County Redevelopment Commission to gauge how much interest is in the program. Mitch Bishop added research has been completed in the past and a preliminary inventory list has been started of available property in La Porte County. Using the results of the RFP, interested property owners can be added to the inventory list. Once a final list is compiled, technical staff can perform due diligence related to wetland, environmental, available utilities, suitable soil, etc. for the land. Mr. Reardon noted the advertisement will be clear in that the county is not guaranteeing the sale of any property nor the purchase of property. Rich Mrozinski motioned to allow MCR Partners to advertise the RFP. Randy Novak seconded the motion. The motion carried unanimously.

2. Consideration of appraisal for KIP rail

Matt Reardon suggested an appraisal of the KIP rail property be completed to ascertain the value for any future disposition of the property. Mark Parkman motioned to have MCR Partners get quotes for rail appraisal professional services. Randy Novak seconded the motion. The motion carried unanimously.

OTHER BUSINESS

None

ADJOURNMENT


Randy Novak motioned to adjourn the meeting at 4:36pm. Michael Rosenbaum seconded the motion. The motion carried unanimously. The next meeting will be held September 27, 2023.

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Attest:



Michael Rosenbaum
Secretary



Randy Novak
Vice- President