

LA PORTE COUNTY REDEVELOPMENT COMMISSION MEETING MINUTES
SEPTEMBER 27, 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 886 4422 5039 Passcode 804804. 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 27, 2023, at 4 P.M. (CDT), in Room #3, County Complex.

CALL TO ORDER

Meeting called to order by Vice – President Randy Novak, at 4:00 P.M.

PLEDGE OF ALLEGIANCE

Pledge of Allegiance was recited.

ROLL CALL

Justin Kiel – Absent

Michael Rosenbaum – Present

Scott Cooley – Present

Tom Fath – Present

Randy Novak – Present

Mark Parkman – Absent

Rich Mrozinski – Present

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

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

APPROVAL OF THE AGENDA

Rich Mrozinski motioned to accept the agenda as presented. Michael Rosenbaum seconded the motion. The motion carried unanimously.

PUBLIC COMMENT

Cory Fredrickson, Michigan City Campground Manager, announced the campground is attempting to connect to the sewer main at US 421 and 300N and asked for direction on approval to connect to the sewer line. He stated he had approval from the Michigan Sanitary District. County Planner Mitch Bishop stated the request should be placed with the Laporte County Regional Sewer & Water District and, if approved, a jurisdictional letter would be provided. The LaPorte County Regional Sewer & Water District meets on October 3rd. Mr. Fredrickson asked if he should attend. Mr. Bishop responded yes. Mr. Fredrickson stated he would not be starting the project until the spring 2024.

APPROVAL OF MINUTES

Rich Mrozinski motioned to approve the August 23, 2023, meeting minutes as presented. Scott Cooley seconded the motion. The motion carried unanimously.

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COMMUNICATIONS

- Auditor request for Treasurer report
- H-D re: claims and allowances publication
- D & M pay request #15
- USi Eng re: Pay request #14 signature.
- Auditor's office to prepare July '23 automated PO's.
- Mail-Auditor's office picked up sorted/filed.
- Auditor's office delivered June PO's
- Auditor, Deputy/ RDC President/Cender re: 421 bond debt service reserve Merchant Bank change of signature card, contacted Merchant Bank for nearest service centers.
- JBC Rail re: Status of KIP bridge fund advance/CSX Switch funding
- Joe Coar re: Rail Committee Membership-He will serve
- H-D re: June '23 claims legal ad.
- MCR re: CSX Switch Joint Agreement for July RDC meeting/CSX invoice
- H-D re: status of April, May, & June invoices
- Invoices MCR, DiMartino, D&M, Cender
- JBC Rail CSX joint agreement schedule
- Debra Commissioner's office cancel CRPC Rm 3 use
- Russ/Mike/Joe CRPC membership
- USi Engineering D&M pay request# 15 review
- Biege Re: Kingsbury Elevator docs for CRPC meeting
- Jim Ventura Re: KIP project
- Merchants Bank Commercial loan payment
- Assessor re: quarterly appeals

TREASURER'S REPORT

TIF Fund Balances:

421/I-94 #1 - \$263,018

421/I-94 #2 - \$0

KIDC - \$85,506

39 North - \$88,530

CLAIMS

TIF	VENDOR NAME	DESCRIPTION	AMOUNT	TOTALS
KIDC	MCR Partners	September '23 Professional Services	\$3,000.00	
	Thomas & Associates, LLC	August '23 Professional Services	\$955.50	
	Guy S. DiMartino	August '23 Legal Services	\$1,500.00	
Subtotal				\$5,455.50
US 421 #1	MCR Partners	September '23 Professional Services	\$2,000.00	
	Thomas & Associates, LLC	August '23 Professional Services	\$955.50	
	USi Consultants	Project Engineer Feb '23 Inv#17578	\$10,084.92	
	USi Consultants	Project Engineer Mar '23 Inv#17809	\$8,339.46	
	USi Consultants	Project Engineer Apr '23 Inv#18013	\$6,416.20	
	USi Consultants	Project Engineer May '23 Inv#18226	\$1,885.70	

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	USi Consultants	Project Engineer June '23 Inv#18452	\$1,708.21	
Subtotal				\$31,389.99
39N	MCR Partners	September '23 Professional Services	\$1,000.00	
	Herald – Dispatch	Legal Claim Publication	\$24.91	
Subtotal				\$1,024.91
TOTAL OF REGULAR CLAIMS				\$37,870.40

Vice-President Novak 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 \$5,455.50. Tom Fath seconded the motion. The motion carried unanimously.

Vice-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 \$31,389.99. Rich Mrozinski seconded the motion. Mr. Rosenbaum asked if the claims were reviewed. Mr. Bishop responded yes. Randy Novak asked if the Usi Consultants contract would be paid in full after payment of this month's claims. Mr. Bishop responded yes. The motion carried unanimously.

Vice-President Novak 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 \$1,024.91. Rich Mrozinski seconded the motion. The motion carried unanimously.

421 Project Claim

DESCRIPTION	AMOUNT	TOTALS
D&M Excavating, Inc – Pay Application #16 (funding source: County ARP)	\$45,500.06	
TOTAL OF PROJECT CLAIMS		\$45,500.06

Vice-President Novak read the D & M Excavating, Inc claim as presented for payment for the US 421 Project from the Claim Docket. Attorney DiMartino recommended if the claim is approved for payment, to do so with the contingency that D&M Excavating must provide documentation that a mechanics lien, currently placed by a project subcontractor, has been resolved. Michael Rosenbaum motioned to approve the D & M Excavating, Inc Pay Application #16 claim in the amount of \$45,500.06 contingent upon D&M Excavating providing documentation to Attorney DiMartino that a mechanics lien, currently placed by a project subcontractor, has been resolved. Tom Fath seconded the motion. The motion carried unanimously.

OLD BUSINESS

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

County Planner Mitch Bishop provided an update on the US 421 utility project. He stated the AT & T line has been relocated and the remainder of sewer line installation will be completed next week. Electrical drops at both the lift stations are still needed and the project punch list items will need to be resolved. Love's Travel Center is scheduled to open to the public on December 14, 2023, and Mr. Bishop added the construction should be completed before the grand opening. Randy Novak mentioned a drainage issue on US 421 will be investigated by the highway department.

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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 will reach back out for the status of payment.

Mr. Reardon reported a new TIF separate allocation area would likely be presented at next month's meeting for a developer with plans for a new commercial building near US 421 and 300N.

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

Mr. Reardon reported the construction of the new rail bridge has been completed and a request for final payment by the contractor has been submitted. He added that Kingsbury Elevator has submitted a request for real estate and personal property tax abatement to the County Council for approval. Mr. Reardon noted this tax abatement request reflects the commitment to improve the rail connection improvements located in the Kingsbury Industrial Park.

Mr. Reardon reported that a realtor is reactivating property for sale in the Kingsbury Industrial Park.

3. 39 N Update – Matt Reardon; MCR Partners

Mr. Reardon reported that along with Bert Cook, Executive Director of the La Porte Economic Advancement Partnership, they have been navigating the issue of fire suppression available to new developers in the area. At this time, no further information is known about resolving the issue.

4. 35/194 Update – Matt Reardon; MCR Partners

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

NEW BUSINESS

1. Housing RFP – Matt Reardon; MCR Partners

Matt Reardon presented a Request for Proposal for property owners of 100-plus acre sites interested in developing their land for residential housing. This will provide the LaPorte County Redevelopment Commission to gauge how much interest is in the program. 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 approve the request for proposal to be published. Michael Rosenbaum seconded the motion. The motion carried unanimously.

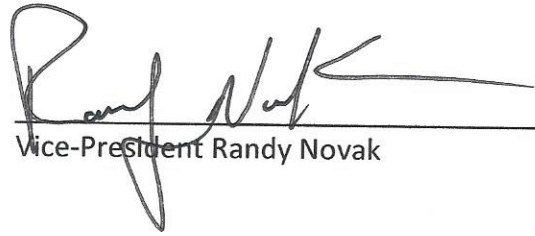
OTHER BUSINESS

Mr. Reardon announced Round 2 of the READi Grants will open soon. He asked the members to brainstorm for possible new projects or programs LaPorte County can submit for funding and to forward to his office so he may research the project. He noted project applications with significant economic development aspects will score higher.


ADJOURNMENT

Michael Rosenbaum motioned to adjourn the meeting at 4:26pm. Rich Mrozinski seconded the motion. The motion carried unanimously. The next meeting will be held October 25, 2023.

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Vice-President Randy Novak

Attest: 

Michael Rosenbaum
Secretary