

LA PORTE COUNTY REDEVELOPMENT COMMISSION MEETING MINUTES

December 13, 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 826 1038 9740 Passcode 325010. 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, December 13, 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; Mitch Bishop, County Planner, and Mary Jane Thomas, MjThomas & Associates.

APPROVAL OF THE AGENDA

Randy Novak motioned to accept the agenda with one addition – Change Order #13 to be placed under "New Business" as Item #7. Scott Cooley seconded the motion. The motion carried unanimously.

PUBLIC COMMENT

None

APPROVAL OF MINUTES

Scott Cooley motioned to approve the November 15, 2023, meeting minutes as presented. Rich Mrozinski seconded the motion. The motion carried unanimously.

COMMUNICATIONS

- Auditor request for Treasurer report
- H-D re: claims and allowances publication
- D & M request for pay request #19-final, pending change orders, quantity adjustments, retainage release (Assumes NIPSCO gets power done and everything is wrapped up.)
- RDC Attorney email re: D&M #19/mechanics lien

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- Auditor's office to prepare November '23 automated PO's
- Mail - Auditor's office picked up mail sorted/filed
- Auditor's office delivered November PO's
- Deputy Auditor re: RDC Claims process revisions
- H-D re: Dec '23 claims legal ad
- NWIF READI claim process Claim 3 prep JBC/NWIF
- County Planner re: RDC County Planner Transfer Resolution
- Deputy Auditor re: RDC County Planner payroll transfers
- RDC Attorney re: RDC County Planner payroll transfers
- D&M email requesting proof of Payment to Ferguson - explanation of County payment processes
- Cender transmitted 2024 contract
- Usi re: DM pay request #19
- Deputy Auditor re: TIF distribution lump sum notice
- Auditor's office Dec. PO's
- READI grant email on changes in personnel and contractual expenses

TREASURER'S REPORT

TIF Fund Balances:

421/I-94 #1 - \$357,911

421/I-94 #2 - \$99,029

KIDC - \$102,585

39 North - \$103,707

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

CLAIMS

TIF	VENDOR NAME	DESCRIPTION	AMOUNT	TOTALS
KIDC	MCR Partners	December '23 Professional Services	\$3,000.00	
	Thomas & Associates, LLC	November '23 Professional Services	\$1,196.00	
Subtotal				\$4,196.00
US 421 #1	MCR Partners	December '23 Professional Services	\$2,000.00	
	Thomas & Associates, LLC	November '23 Professional Services	\$1,196.00	
	Herald – Dispatch	Legal Claim Publication	\$21.08	
	D&M Excavating, Inc	Utility Project - Pay Application #19	\$5,472.55	
Subtotal				\$8,689.63
39N	MCR Partners	December '23 Professional Services	\$1,000.00	
	Guy S. DiMartino	November '23 Legal Services	\$1,500.00	
Subtotal				\$2,500.00
TOTAL OF REGULAR CLAIMS				\$15,385.63

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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 \$4,196.00. Michael Rosenbaum 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 \$8,689.63. 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 \$2,500.00. Michael Rosenbaum seconded the motion. The motion carried unanimously.

OLD BUSINESS

1. 421/194 TIF Project Update – Matt Reardon; MCR Partners

Matt Reardon reported the Great Lakes Capital (South Bend) project update will be provided under "New Business".

Mr. Reardon announced the Love's Travel Center will open tomorrow, December 14th. Mike Rosenbaum asked if a grand opening ceremony is scheduled. Mr. Reardon responded that he is not aware of a ceremony scheduled at this time. Randy Novak asked if the developer remitted a check to the county as planned. Mr. Reardon responded no but the developer plans to build a 300,000 square foot warehouse in La Porte County. Mark Parkman asked if there was any type of penalty or interest for non-payment of the contribution. Attorney Di Martino noted that the cost of legal action would outweigh the \$75,000 owed to the county and the issue could be revisited in 90 days.

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

Matt Reardon reported that Mr. Lindborg, owner of Kingsbury Elevator, is negotiating with Markman Peat to acquire an easement for his rail project. Mr. Reardon met with Mr. Lindborg and Attorney Doug Biege last week and they are working on the process. Mr. Carroll, owner of JBC Rail, is also in the process of extending rail on his property.

Mr. Reardon announced Joe Coar and Russ Klosinski, two members of the La Porte County Construction and Rail Planning Committee, were in attendance. He pointed out that it took many years, a combined effort of the La Porte County Council, County Commissioners, Redevelopment Commission, and the Construction and Rail Planning Committee to successfully complete the availability of railroad to current and future businesses in Kingsbury Industrial Park. Mr. Reardon reported three (3) new business prospects (economic development) leads cited railroad as a necessity for their future site. Mr. Reardon thanked Northwest Indiana Forum (NWIF), Indiana Economic Development Corporation (IEDC) and the READi grant funds for the construction of the rail bridge.

3. 39 N Update – Matt Reardon; MCR Partners

Mr. Reardon reported the City of La Porte is annexing the 39 North corridor to provide utilities to the area and as such, the county's TIF area will need to be dissolved. The funds currently in the 39 North TIF Fund (\$103,707) will most likely be released back to the overlapping tax districts. Mr. Reardon will research the process to dissolve the 39 North TIF. Randy Novak

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motioned for Mr. Reardon to look into the need for redevelopment of the US Highway 20 area nearby. Rich Mrozinski seconded the motion. The motion was carried unanimously. President Kiel asked Mr. Reardon to reach out to the City of La Porte for any goals they may have for the area also.

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

Mr. Reardon reported activity is to be determined while the City of Michigan City determines whether the area will be annexed into the city.

Tom Fath reported he has contacted property owners on both sides of 421 near the Purdue University Northwest - Westville Campus related to economic development in the area. Feedback has been positive. With the holidays approaching, he will continue to reach out to property owners after the new year.

NEW BUSINESS

1. **Great Lake Capital 421/94 project presentation**

Isaac Hall, Financial Analyst for Great Lakes Capital, gave a presentation on the proposed La Porte County Commerce Center – Industrial Campus. The project is a ground-up development of a two-building industrial campus on a 22-acre site just half a mile from Exit 34 on I94. A 210,000 SF cross-docked facility will serve a manufacturing or logistics user. A smaller 76,000 SF building will fill strong demand for smaller warehouse space for a contractor or other small footprint industrial user. Randy Novak asked if Great Lakes Capital will be using local contractors. Mr. Hall responded yes; local contractors will have the opportunity to bid on the project. Mr. Cooley asked if the Responsible Bidder Ordinance applies to this project. Mr. Reardon responded yes, and that Great Lakes Capital is aware of the requirement. Randy Novak asked when the construction would begin. Mr. Hall responded construction is scheduled to start in April-May with completion in 12-14 months. Trista Hudson, Cender & Company, suggested a sub-tax increment financing area could be created and if a 25-year, \$3.3 million bond were issued for economic development assistance for the project, approximately \$3 million would be recovered.

2. **Consideration of Cender & Company 2024 contract**

Michael Rosenbaum motioned to approve the Cender & Company 2024 contract, as presented. Mark Parkman seconded the motion. The motion carried unanimously.

3. **Consideration of MCR Partners 2024 contract**

Rich Mrozinski motioned to approve the MCR Partners 2024 contract, as presented. Mike Rosenbaum seconded the motion. The motion carried unanimously.

4. **Consideration of MjThomas & Associates 2024 contract**

Mike Rosenbaum motioned to approve the MjThomas & Associates 2024 contract, as presented. Mark Parkman seconded the motion. The motion carried unanimously.

5. **Consideration of Attorney Guy DiMartino 2024 contract**

Mike Rosenbaum motioned to approve the Attorney Guy DiMartino 2024 contract, as presented. Randy Novak seconded the motion. The motion carried unanimously.

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Mr. Reardon noted that the payment for MjThomas & Associates and Mitch Bishop will be realigned to be disbursed from the Office of Economic Development LIT budget moving forward as the County Auditor Tim Stabosz pointed out the state statute indicates "staff" cannot be supported with TIF funds. Randy Novak suggested a workshop be held in January 2024 to discuss the Redevelopment Commission and the Office of Economic Development working together on their county projects.

6. Consideration of proposed 2024 meeting schedule

Mike Rosenbaum noted he reviewed the 2024 meeting schedule for possible scheduling conflicts. Randy Novak motioned to approve the 2024 meeting schedule. Mike Rosenbaum seconded the motion. The motion carried unanimously.

7. Consideration of D&M Excavating Change Order #13


Mitch Bishop, County Planner, stated the change order represents a correction of the quantity of pipe used in the 421-utility infrastructure project. He also has a punch list for the project. Mike Rosenbaum motioned to approve the Change Order Request #13 in the amount of \$3,662.72. Randy Novak seconded the motion. The motion carried unanimously.

OTHER BUSINESS

None


ADJOURNMENT

Mike Rosenbaum motioned to adjourn the meeting at 4:54pm. Mark Parkman seconded the motion. The motion carried unanimously. The next meeting will be held January 24, 2024.



President Justin Kiel *Randy Novak*

Attest:



~~Michael Rosenbaum~~ Mark Parkman
Secretary