

LA PORTE COUNTY REDEVELOPMENT COMMISSION MEETING MINUTES
February 28, 2024

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 891 8375 4836 Passcode 556619. 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, February 28, 2024, at 4 P.M. (CDT), in Room #3, County Complex.

CALL TO ORDER

Meeting called to order by President Novak at 4:00 P.M.

PLEDGE OF ALLEGIANCE

Pledge of Allegiance was recited.

INTRODUCTION OF NEW MEMBER

President Novak introduced the La Porte Community Schools Ex-Officio appointee; Jennifer Farlie.

SWEARING IN OF NEW MEMBER – GUY DIMARTINO

Led by Attorney Guy DiMartino, Jennifer Farlie recited the Oath of the La Porte County Redevelopment Commission as follows:

" I, Jennifer Farlie, do solemnly swear that I will support the Constitution of the United States of America and the Constitution of the State of Indiana, and that I will faithfully and impartially discharge my duties as a member of the LaPorte County Redevelopment Commission to the best of my ability and according to law, so help me God."

The Certificate of Oath was executed by Jennifer Farlie and Attorney DiMartino.

ROLL CALL

Adam Koronka – Present
Michael Rosenbaum – Present
Scott Cooley – Present
Tom Fath – Present
Randy Novak – Present
Mark Parkman – Present
Rich Mrozinski – Present
Jennifer Farlie, La Porte Community Schools – Ex-Officio – Present

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

Scott Cooley motioned to amend the agenda by removing consideration of the D & M Excavating Pay Application #21 from the Claim Docket. Tom Fath seconded the motion. The motion carried unanimously.

PUBLIC COMMENT

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Bailey Tombers, 2147 Kennedy St., Portage, Indiana – On behalf of Mrs. Tomber’s father and the local truck drivers, she expressed his heartfelt thanks for Redevelopment Commission’s assistance with the new Love’s Travel Center project. As a truck driver traveling throughout the Midwest area, there are not many options to stop that are safe and clean and the new truck stop provides an area for truck drivers to stop, relax, and walk around.

APPROVAL OF MINUTES

Tom Fath motioned to approve the January 24, 2024 meeting minutes as presented. Scott Cooley seconded the motion. The motion carried unanimously.

COMMUNICATIONS

- Updated LPCRDC 2024 membership list with Jennifer Farlie LP School Board contact
- Transmitted welcome to Jennifer Farlie with LPCRDC 2024 meeting schedule/membership list
- Transmitted D&M LPCRDC approved retainage release to US Bank successfully
- Ryan Miller re: D&M status of retainage check/D&M final claim
- Bishop emails D&M retainage release
- RJ Underground email to Planner/ Engineer for payment from D&M for unpaid D&M invoice transmitted to Treasurers Report to the RDC attorney
- Auditor request for Treasurer report
- Auditor's office to prepare February '24 automated PO's
- Mail - Auditor's office picked up mail sorted/filed
- Auditor's office delivered January signed PO's
- H-D re: Feb '24 claims legal ad publication
- Distributed Feb '24 agenda to media
- NIPSCO invoice from Building Maintenance/transmitted to Mitch/ County Highway

TREASURER’S REPORT

421/I-94 #1 - \$278,736

421/I-94 #2 - \$0

KIDC - \$94,125

39 North - \$101,500

CLAIMS

TIF	VENDOR NAME	DESCRIPTION	AMOUN	TOTALS
KIDC	MCR Partners	February '24 Professional Services	\$3,000.00	
	Guy S. DiMartino	January '24 Legal Services	\$1,500.00	
	Cender Dalton	Nov-Dec'23 Financial Advisory Services	\$938.23	
Subtotal				\$5,438.23
US 421 #1	MCR Partners	February '24 Professional Services	\$2,000.00	
	Cender Dalton	Nov-Dec'23 Financial Advisory Services	\$500.74	
	D & M Excavating, Inc	Utility Project Final Retainage Release	\$425.27	
	NIPSCO	Liftstation Electrical Service Jan-Feb '23	\$14.74	

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Subtotal			\$2,515.48
39N	MCR Partners	February '24 Professional Services	\$1,000.00
	Herald – Dispatch	Legal Claim Publication	\$18.68
	Cender Dalton	Nov-Dec '23 Financial Advisory Services	\$188.24
Subtotal			\$1,206.92
TOTAL OF REGULAR CLAIMS			\$9,160.63

President Novak read the claims as presented for payment for the Kingsbury Industrial Park (KIDC) TIF area from the Claim Docket. Scott Cooley motioned to approve the Kingsbury Industrial Park (KIDC) TIF area claims in the amount of \$5,438.23. Tom Fath seconded the motion. The motion carried unanimously.

President Novak read the claims as presented for payment for the US 421 #1 TIF area from the Claim Docket. Tom Fath motioned to approve the US 421 #1 TIF area claims in the amount of \$2,515.48 (updated amount). Scott Cooley seconded the motion. The motion carried unanimously.

President Novak read the claims as presented for payment for the 39 North TIF area from the Claim Docket. Scott Cooley motioned to approve the 39 North TIF area claims in the amount of \$1,206.92. Tom Fath seconded the motion. The motion carried unanimously.

OLD BUSINESS

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

Matt Reardon reported activity is winding down for the utility project. The transfer of utility easements/property are being recorded and finalized. The punch list items must be completed before the remainder of the retainage will be released to D & M Excavating.

Mr. Reardon explained a meeting is scheduled with the City of Michigan City for the purpose of reaching common ground with regard to annexation, expanding development and financial participation. As mentioned last month, Great Lakes Capital plans to bring \$27 million worth of investment to the 421/194 area. Jeff Smokes of Great Lakes Capital, Karl Cender (Cender Dalton) and Phil Faccenda, Barnes & Thornburg, have been working collectively to put the financing in order.

President Novak asked if the developer for Love’s Travel Center has moved forward with an expansion project. Mr. Reardon and County Planner Mitch Bishop responded not at this time.

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

Matt Reardon announced the CSX Switch will be activated on March 1st. He congratulated LaPorte County on the long-awaited achievement. He noted Kingsbury Industrial Park has approximately 13,000 acres of property that has many available uses, mainly industrial but also there are preservation areas. Mr. Reardon thanked Redevelopment Commission member Mark Parkman for his hard work. Mr. Reardon also thanked Senator Mike Bohacek who has been exceedingly helpful. Mark Parkman stated it not only is zoned industrial but already has infrastructure in place. President Novak thanked everyone for their work developing KIP into a marketable industrial park.

Matt Reardon reported the Office of Economic Development has a site visit scheduled for March 13th for a food processing operation in need of the M2 zoning in the KIP. After performing some due diligence, another company is coming for a 2nd visit, and they would bring \$400 million

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investment and 750 jobs. Infrastructure improvements and bond financing will most likely be discussed at the meeting.

President Novak asked for the status of the full land survey for KIP. The survey is needed to identify potential road easements related to future road improvements in the park. He noted the county does not currently own the park's roads. Mr. Reardon stated Abonmarche has been contacted related to performing the survey.

3. 39 N Update – Matt Reardon; MCR Partners

Mr. Reardon reported the 39 N area TIF district will soon be dissolved as the City of La Porte will be annexing the area. President Novak asked Mr. Reardon to look into the City of LaPorte's new city boundaries (after annexation) and what nearby areas are in need of redevelopment. Mr. Reardon responded he would have more information at next month's meeting. He will also meet with Attorney Guy DiMartino to work through the protocol for dissolving the 39 North TIF district.

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

Matt Reardon reported he will have an update at next month's meeting as the meeting with the City of Michigan City is next week.

5. Great Lakes Capital 421/94 project bond update

Karl Cender, Cender Dalton Financial Advisors, reported he met with Jeff Smoke, Great Lakes Capital, and Matt Reardon to discuss the consideration of an allocation area and the tax increment revenue bonds for the project. Barnes & Thornburg developed a timetable to start the process and Cender Dalton drafted a declaratory resolution in which Great Lakes' parcel will be carved out of the current US 421/194 Allocation Area #1 and will create a new allocation area for their project. The declaratory resolution will be included on the LaPorte County Redevelopment Commission's March 27th meeting agenda, as well as the County Council's consideration for the tax increment revenue bonds. Mr. Cender announced he can answer any questions that members may have. Mr. Cender noted Great Lakes did mention they are not quite ready to start construction as additional financing arrangements are needed. The target date for construction to begin is August 2024. Mr. Cender and Mr. Reardon recommended moving forward with the declaratory/confirmatory resolutions and preparation for the bond closing, so that construction can begin in August with no delays. Matt Reardon noted this is developer purchased debt and a negotiated percentage of the TIF revenue can be used for other projects. The total bonds to be sold is \$3.6 million approximately, but that is subject to further refinement.

President Novak asked if the proposed hotel was moving forward. Mr. Reardon responded he was unsure.

NEW BUSINESS

None

OTHER BUSINESS

Matt Reardon reported the creation of another potential redevelopment district for I94 and US421 that includes the property around Purdue University – Northwest is ongoing. Tom Fath is

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spreading the word about the potential economic development for the area including residential housing. Mr. Reardon stated a READI Grant application was submitted for funding and if awarded, will provide funding for a more technical underground utility preliminary design.

President Novak suggested a workshop to discuss the prospect of additional residential housing and to get feedback. Matt Reardon suggested holding off for now although he will do so if directed. County Planner Mitch Bishop added the topic could be included in the county's comprehensive plan which is currently being updated. Mark Parkman asked Mitch Bishop if he looked up the properties that were zoned R1. Mitch Bishop asked what area should be included. Mr. Reardon stated there is a list that was completed a few years ago that includes platted subdivisions. President Novak suggested a workshop with local utilities to brainstorm the possibility of new residential developments in LaPorte County, particularly, New Carlisle and Rolling Prairie, as several new industries have created new jobs. Michael Rosenbaum asked if taking down condemned homes, which was done in the western part of South Bend, under a previous mayor, to create areas for new housing, was possibility. He added there are also some dormant commercial properties in the county that could be reused for residential homes. Matt Reardon stated this is the type of discussion needed for the updating of the comprehensive plan.

President Novak mentioned the County Council approved Mitch Bishop's compensation for his work with the Redevelopment Commission and Office of Economic Development. Mitch Bishop thanked the Council.

County Planner Mitch Bishop reported that one of the errors/omissions by the former US 421 utility project designer, RQAW, was an AutoCAD drawing (digital drawing) of the sewer and water lines and the as-built plans. He further explained that on his own, Ryan Miller, D & M Excavating, contacted Global to generate the AutoCAD drawings and as-builts and submitted a \$11,000 invoice. In the specs, only as-builts were included, not AutoCAD drawings and Mr. Bishop stated he never told Mr. Miller to hire anybody to do so. Normally, you would trace the as-builts and scan as a pdf and Michigan City Sanitary stated this is acceptable. President Novak asked if there was money to pay the invoice from the RQAW appropriated amount. President Novak asked Mitch Bishop to provide Attorney DiMartino with a list of errors and omissions for review. Adam Koronka asked if there were objective deliverables for each of the progress payments. Matt Reardon responded we did have hard limits.

ADJOURNMENT

Michael Rosenbaum motioned to adjourn the meeting at 4:47pm. Tom Fath seconded the motion. The motion carried unanimously. The next meeting will be held March 27, 2024.

Attest:



Mark Parkman
Secretary



Randy Novak
President