

LA PORTE COUNTY REDEVELOPMENT COMMISSION MEETING MINUTES

January 24, 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, January 24, 2024, at 4 P.M. (CDT), in Room #3, County Complex.

CALL TO ORDER

Meeting called to order by Randy Novak, at 4:06 P.M.

PLEDGE OF ALLEGIANCE

Pledge of Allegiance was recited.

INTRODUCTION OF NEW MEMBER

Randy Novak introduced the newest member of the Redevelopment Commission, La Porte County Council Vice - President Adam Koronka.

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 – Absent

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

SWEARING IN OF RDC APPOINTEES – GUY DIMARTINO

Led by Attorney Guy DiMartino all members recited the Oath of the La Porte County Redevelopment Commission as follows:

"I, (Commission Member's Name) 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 all members and Attorney DiMartino.

ELECTION OF 2024 OFFICERS

President – Randy Novak opened the floor for nominations for President of the Redevelopment Commission. Rich Mrozinski nominated Randy Novak. Michael Rosenbaum seconded the motion. Michael Rosenbaum motioned to close the nomination period with no other members

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nominated. Mark Parkman seconded the motion. The motion carried unanimously. Randy Novak was elected the 2024 President of the La Porte County Redevelopment Commission by a unanimous vote.

Vice-President – Randy Novak opened the floor for nominations for Vice-President of the Redevelopment Commission. Mark Parkman nominated Michael Rosenbaum. Scott Cooley seconded the motion. Mark Parkman motioned to close the nomination period with no other members nominated. Adam Koronka seconded the motion. The motion carried unanimously. Michael Rosenbaum was elected the 2024 Vice-President of the La Porte County Redevelopment Commission by a unanimous vote.

Secretary – Randy Novak opened the floor for nominations for Secretary of the Redevelopment Commission. Michael Rosenbaum nominated Mark Parkman. Scott Cooley seconded the motion. Michael Rosenbaum motioned to close the nomination period with no other members nominated. Scott Cooley seconded the motion. Mark Parkman was elected the 2024 Secretary of the La Porte County Redevelopment Commission by a unanimous vote.

APPROVAL OF THE AGENDA

Michael Rosenbaum motioned to approve the agenda as presented. Mark Parkman seconded the motion. The motion carried unanimously.

PUBLIC COMMENT

Jerry Jacksin; Kingsbury Utility, asked if the Kingsbury Industrial Park (KIP) TIF funds can be used to improve water and sewer infrastructure in the KIP area. It was noted this would be discussed later in the meeting.

APPROVAL OF MINUTES

Scott Cooley motioned to approve the December 13, 2023 meeting minutes as presented. Michael Rosenbaum seconded the motion. The motion carried unanimously. Scott Cooley motioned to approve the December 13, 2023 workshop minutes as presented. Michael Rosenbaum seconded the motion. The motion carried unanimously.

COMMUNICATIONS

- Auditor request for Treasurer report
- H-D re: claims and allowances publication
- D & M request for partial retainage /Bishop emails
- RDC Attorney RDC member oath
- Auditor's office to prepare December '23 automated PO's
- Mail- Auditor's office picked up mail sorted/filed
- Auditor's office delivered December PO's
- Deputy Auditor re: RDC Claims process revisions various communications
- Picked claims schedule from Auditor's Office
- H-D re: Jan. '24 claims legal ad
- NWIF READI claim process Claim 3 submitted
- Auditor's Office prepared/submitted READI check to reimburse Council
- Researched, prepared, submitted RDC encumbrances to Auditor's office

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- Usi re: DM partial retainage release request
- Auditor's office Jan '24 PO's
- Confirmed RDC 2024 membership , updated RDC membership list, RDC new member contacted with Membership list and 2024 meeting schedule
- MCR CSX switch install likely February 2024 email with photo
- Distributed Jan '24 agenda to media

TREASURER'S REPORT

TIF Fund Balances:

421/i-94 #1 - \$281,808

421/i-94 #2 - \$0

KIDC - \$99,563

39 North - \$102,707

Adam Koronko motioned to approve the Treasurer's Report as presented. Scott Cooley 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	January '24 Professional Services	\$3,000.00	
	Herald – Dispatch	Legal Claim Publication	\$22.52	
Subtotal				\$3,022.52
US 421 #1	MCR Partners	January '24 Professional Services	\$2,000.00	
	Guy S. DiMartino	December '23 Legal Services	\$1,500.00	
Subtotal				\$3,500.00
39N	MCR Partners	January '24 Professional Services	\$1,000.00	
Subtotal				\$1,000.00
TOTAL OF REGULAR CLAIMS				\$7,522.52

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 \$3,022.52. Michael Rosenbaum 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. It was noted that the legal services invoice is taken out of all three (3) TIFs by rotating each month. Mark Parkman motioned to approve the US 421 #1 TIF area claims in the amount of \$3,500.00. Michael Rosenbaum 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 \$1,000.00. Michael Rosenbaum seconded the motion. The motion carried unanimously.

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US 421 Project Claims

<u>DESCRIPTION</u>	<u>AMOUNT</u>	<u>TOTALS</u>
D&M Excavating, Inc – Pay App #20 (Partial retainage release) (Source: Bond proceeds)	\$125,000.00	
TOTAL OF PROJECT CLAIMS		\$125,000.00

President Novak 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 #20 claim and partial release of the retainage in the amount of \$125,000.00. Mark Parkman seconded the motion. The motion carried unanimously. County Planner Mitch Bishop agreed to the partial release of the retainage.

OLD BUSINESS

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

Matt Reardon reported that the transfer of property/easements to the appropriate water and sewer utility is necessary as part of the original negotiations for installing the infrastructure. Attorney Guy DiMartino gave a summary of the process including a recommendation to consider retaining Attorney Alex Bruggenschmidt to prepare the transfer documents as he was initially involved. Until the property transfers are complete and the transfer agreement is executed, the NIPSCO bill for the liftstation electrical service will be paid by the county. Mark Parkman motioned to retain Attorney Alex Bruggenschmidt to prepare the property transfer documents and perform the property transfers. Scott Cooley seconded the motion. The motion carried unanimously. President Novak asked if Love’s Travel Center is going to have a ribbon cutting ceremony.

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

Mr. Reardon announced a READI grant application was recently submitted to acquire funding for the identification, analysis, engineering, and procurement of the right of way easements for 5th through 1st Line Road including an updated full survey of the park. He added the assumption is that property owners will donate easements. It was noted that property lines are to the center line of the roads in Kingsbury Industrial Park. County Planner Mitch Bishop stated once road easements are acquired by the county, the county would begin to receive approximately \$6,000 a mile in state Motor Vehicle funding for the added paved miles within the county.

Mr. Reardon reported the use of tax increment finance revenue could be used for water and sewer projects although there is not significant TIF funds for any meaningful improvements at this time. He added the revenue to fund a project would likely come from either a State Revolving Fund (SRF) loan or the utility could go to the IURC to ask for a rate increase. The general idea of economic development assistance with regard to infrastructure is that it is being built and improved for the purposes of a project. The Kingsbury water plant was designed for people that worked there when it was a military base. It was not designed to be an industrial wastewater treatment facility. There needs to be upgrades. Mr. Reardon stated the developer could do the upgrades themselves or the Redevelopment Commission could consider funding the improvements to the facilities as they are in conjunction with the KIP TIF district.

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Mr. Reardon reported that the construction of the CSX rail connection should be completed in February, according to Jim Carroll (JBC Rail) and Doug Davie (Midwest Warehousing), and congratulated all the involved parties for the completion of a successful project.

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 added Mr. Reardon is looking into the need for redevelopment of the US Highway 20 area nearby.

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

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

NEW BUSINESS

1. Great Lakes Capital 421/94 project bond update

Matt Reardon reported Karl Cender; Cender/Dalton and Phil Facenda, Barnes and Thornburg, are working up the schedule for the project and Karl Cender of Cender|Dalton, will be at the next meeting. The details of the financing are ongoing with Great Lakes Capital. 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.

Mr. Reardon stated the other side of this project is that some funds will be available to engage in the next study and discussion for a continued extension of utilities to activate more parcels.

OTHER BUSINESS

Attorney Guy DiMartino announced his office sent out an opinion regarding whether the County Council has to appropriate money to the Redevelopment Commission. The statute is clear the County Council does not appropriate money to the RDC. However, there are expenses that need to get funded that cannot be allocated to a TIF, such as MjThomas & Associates and County Planner Mitch Bishop services. Matt Reardon stated payment for their services will be disbursed from the Office of Economic Development's budget moving forward which is funded by the La Porte County Local Income Tax (LIT) Fund. He added he will advise the County Council well in advance of those funds being depleted and request the estimated \$25,000 that will cover the cost for Mr. Bishop and MjThomas & Associates expenses.

Matt Reardon thanked Tom Fath for his assistance preparing another READI grant application submittal for LaPorte County along with the university in the amount of \$3,000,000. Preliminary work has begun with the creation of another potential redevelopment district for I94 and US421 that includes the property around Purdue University – Northwest. The university has offered up to \$1,000,000 of land or other resources. A match is required for the grant. The town of Westville and South Coast Utility has also partnered with the county for the project. Mr. Reardon looks forward to collaborating in the targeted activities at this location related to both tech and data. He added there is also room for more residential growth. Part of the READI

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grant objectives is, among other things, growth in residential development in the state of Indiana.

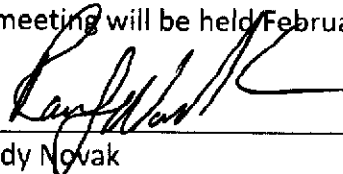
County Planner Mitch Bishop reported the state has plans for a new visitor center to be constructed on I94 at 900 North and open in the fourth quarter of 2025. He will be attending the 1st project meeting on March 5th and the extension of nearby water/sewer utilities (at their cost) will be discussed at the meeting. The surrounding area is zoned R2A which is single family residential. He stated it is a unique opportunity, that the cost will be covered for all the infrastructure.

Mr. Mike Seitz, Office of Economic Development, reported moving forward an e-mail we will sent out to the elected officials and Redevelopment Commission members in advance of planned site visits for anyone interested in attending.

County Planner Mitch Bishop announced he will be requesting matching funds for a new comprehensive plan update. He explained it is a 20-year generalized plan that guides development and growth for the next 20 years. It was last approved in 2009, and needs updating. He added the Request for Qualifications was publicized and the deadline for proposals is the 12th of February.

ADJOURNMENT

Mike Rosenbaum motioned to adjourn the meeting at 4:45pm. Scott Cooley seconded the motion. The motion carried unanimously. The next meeting will be held February 28, 2024.



Randy Novak
President

Attest:



Mark Parkman
Secretary