

# LA PORTE COUNTY REDEVELOPMENT COMMISSION MEETING MINUTES

April 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, April 24, 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.

### **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 approve 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 March 26, 2024 meeting minutes as presented. Scott Cooley seconded the motion. The motion carried unanimously.

### **COMMUNICATIONS**

- Auditor request for Treasurer report
- Auditor's office to prepare March '24 automated PO's
- Mail-Auditor's office picked up mail sorted/filed
- Auditor's office delivered February signed PO's
- H-D re: March '24 claims legal ad publication
- Distributed March '24 agenda to media
- Nipsco invoice from Building Maintenance

# LA PORTE COUNTY REDEVELOPMENT COMMISSION MEETING MINUTES

April 24, 2024

- Alex B. 421 Utilities easement docs
- Cender Dalton Annual report documents transmitted/Auditor's Office upload LPCRDC '23 report in Gateway
- Cender Dalton/BT Great Lake Capitol docs
- Transmitted docs for posting on web
- D&M as-builts, final waivers of lien
- US Bank contact Scott Fessler new duties require him to hand off his account load to other members of his team-aka Griffin Moore is LPCRDC new US Bank contact

## TREASURER'S REPORT

421/I-94 #1 - \$272,234

421/I-94 #2 - \$0

KIDC - \$86,785

39 North - \$96,678

Michael Rosenbaum motioned to approve the Treasurer's Report. 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	April '24 Professional Services	\$3,000.00	
	Herald – Dispatch	Legal Claim Publication	\$17.73	
	Cender Dalton	Financial Advisory Services Inv#10786	\$1,322.10	
<b>Subtotal</b>				\$4,339.83
US 421 #1	MCR Partners	April '24 Professional Services	\$2,000.00	
	Guy S. DiMartino	March '24 Legal Services	\$1,500.00	
	Cender Dalton	Financial Advisory Services Inv#10786	\$1,322.10	
<b>Subtotal</b>				\$4,822.10
39N	MCR Partners	April '24 Professional Services	\$1,000.00	
	Cender Dalton	Financial Advisory Services Inv#10786	\$1,322.10	
<b>Subtotal</b>				\$2,322.10
<b>TOTAL OF REGULAR CLAIMS</b>				\$11,484.03

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 \$4,339.83. Scott Cooley 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. Michael Rosenbaum motioned to approve the US 421 #1 TIF area claims in the amount of \$4,822.10. Tom Fath seconded the motion. The motion carried unanimously.

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April 24, 2024

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 \$2,322.10. Scott Cooley seconded the motion. The motion carried unanimously.

## **OLD BUSINESS**

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

Mr. Reardon reported that a new hotel is being constructed at US Hwy 421 and he connected with some local building trades to urge them to reach out to the La Porte County Building Commissioners office every so often to learn when new projects are coming to the area. He added that unless the developers ask for economic assistance or tax exemptions, none will be considered. In addition, the Office of Community and Economic Development can be contacted to learn of potential projects.

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

Mr. Reardon requested permission to solicit two additional quotes for the road identification and easements survey. He confirmed the Indiana procurement requirements require two more quotes with the Northwest Indiana Forum. Michael Rosenbaum motioned to give permission to seek two more quotes for the road identification and easement survey. Scott Cooley seconded the motion. Matt Reardon asked if he could work with Attorney Guy DiMartino, La Porte County Redevelopment Commission Attorney, to draft an agreement for the work to be performed. Mr. Reardon thanked the La Porte County Commissioners for authorizing, and the La Porte County Highway Department for regrading the roads in the industrial park for the businesses.

### **3. 39 N Update – Matt Reardon; MCR Partners**

Mr. Reardon reported the City of La Porte annexation has been completed and once he receives the annexation documentation, he will follow the state statute to decommission the 39 North TIF area. He will meet with Attorney Guy DiMartino to research the possibility of moving the TIF further north in accordance with Indiana law.

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

Matt Reardon explained he will meet with Mr. Patrick related to plans to extend the utilities and develop the corridor. He stated design elements for engineering were being prepared. If Mr. Patrick decides to move in a different direction, funding could potentially be available for other projects.

### **5. Great Lakes Capital Bond Update-Matt Reardon; MCR Partners**

Mr. Reardon reported the La Porte County Planning Commission approved amendments to the Declaratory Resolution and the Economic Development Plan for the I-94/US Route 421 Economic Development Area for the purpose of establishing a new allocation area. This resolution is on the La Porte County Commissioners upcoming meeting's agenda. After final approval, the timeline for bond issuance will be updated for the \$29 million development.

## **NEW BUSINESS**

None

LA PORTE COUNTY REDEVELOPMENT COMMISSION MEETING MINUTES

April 24, 2024

**OTHER BUSINESS**

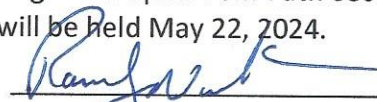
La Porte County Planner Mitch Bishop gave an update on the US 421/300 N utility project. He stated a lien waiver is outstanding for Continental Engineering for \$35,000. A part has been ordered for the transfer switches and will not be available until the middle of May. The Michigan City Sanitary and Water District revisions to the as-built plans have been completed. Mr. Bishop stated he contacted Michigan City Sanitary and Water District to confirm the revisions were acceptable and has not received a response. He added three (3) manholes in front of the Love's Travel Center needs risers installed. Reith-Riley contacted D&M Excavating prior to paving and suggested risers be installed since there was an inch lift on the manholes and D&M Excavating responded no, just pave the road. Randy Novak asked if Mr. Bishop has contacted D&M Excavating about the issue. Mr. Bishop responded yes but D&M Excavating has not responded to his inquiry. He stated in the past, asphalt has been added over the manhole cover. Adam Koronka asked if cutting around the manhole and installing a riser, then pouring concrete around the riser would resolve the issue. Mr. Bishop stated yes, it could be done but it would have been easier to install the riser before paving. Randy Novak explained Reith-Riley should not have contacted D&M Excavating about the manhole risers. Attorney Guy DiMartino stated he should have been notified before today about the issue and asked Mr. Bishop to send him the Reith-Riley contract so he could review the contract terms. It was noted that Reith-Riley's contract was with Love's Travel Center and the responsible party should be contacted to correct the problem. Additionally, Attorney DiMartino explained that Continental Engineering could assign the \$35,000 owed to them to La Porte County and D&M's retainage could be used to pay off the debt. He also stressed the importance of notifying his office immediately when these issues arise.

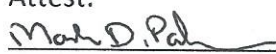
Mr. Reardon reported that at the request of County Councilman Kiel, a donation to the US 30 Coalition was made and Mike Seitz, La Porte County Office of Community and Economic Development Business Retention Manager, will be representing La Porte County.

Michael Rosenbaum asked for an update related to housing development. Mr. Reardon stated the targeted area is property at US 421 and I-90 near Purdue and the READI grant awards should be announced next month. If awarded funding, national, and regional builders will be contacted to evaluate the interest in a housing development. Mr. Rosenbaum noted his recent visit to New Carlisle and St. Joe County highlighted the similar need for housing, schools, and utilities.

**ADJOURNMENT**

Michael Rosenbaum motioned to adjourn the meeting at 4:29pm. Tom Fath seconded the motion. The motion carried unanimously. The next meeting will be held May 22, 2024.

  
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Randy Novak  
President

Attest:  
  
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Mark Parkman  
Secretary