

LA PORTE COUNTY REDEVELOPMENT COMMISSION MEETING MINUTES

March 27, 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, March 27, 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 – Absent

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

Michael Rosenbaum motioned to amend the agenda by removing the consideration of the D & M Excavating Pay Application #21 (retainage release) from the Claim Docket. Mark Parkman asked if the retainage release should just be reduced. Attorney DiMartino stated without knowing the dollar amounts of the contractor's outstanding liens or invoices related to the project, he could not recommend reducing the amount of retainage release. Scott Cooley seconded the motion. The motion carried unanimously.

PUBLIC COMMENT

None

APPROVAL OF MINUTES

Scott Cooley motioned to approve the February 28, 2024 meeting minutes as presented. Alan Koronka seconded the motion. The motion carried unanimously.

COMMUNICATIONS

- Auditor request for Treasurer report
- Auditor's office to prepare March '24 automated PO's

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- 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
- Cender/Dalton annual report documentation; minutes, resolutions, financials
- Cender /Dalton/Barnes and Thornburg re: Great Lakes Capital Bond

TREASURER'S REPORT

421/I-94 #1 - \$276,631

421/I-94 #2 - \$0

KIDC - \$91,125

39 North - \$99,000

Michael Rosenbaum motioned to approve the Treasurer's Report. Alan Koronka 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	March '24 Professional Services	\$3,000.00	
Subtotal				\$3,000.00
US 421 #1	MCR Partners	March '24 Professional Services	\$2,000.00	
	Herald – Dispatch	Legal Claim Publication	\$32.10	
	D & M Excavating, Inc	Utility Project Final Retainage Release	\$425.27	
	NIPSCO	Liftstation Electrical Service Jan-Feb '23	\$72.93	
Subtotal				\$2,105.03
39N	MCR Partners	March '24 Professional Services	\$1,000.00	
	Guy S. DiMartino	February '24 Legal Services	\$1,500.00	
Subtotal				\$2,500.00
TOTAL OF REGULAR CLAIMS				\$7,605.03

<u>DESCRIPTION</u>	<u>AMOUNT</u>	<u>TOTALS</u>
D & M Excavating, Inc – Pay App #21 (Final retainage release) (Source: Bond proceeds)	\$125,159.79	
TOTAL OF PROJECT CLAIMS		\$125,159.79

President Novak 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 \$3,000.00. Mark Parkman seconded the motion. The motion carried unanimously.

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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 \$2,105.03 (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. Michael Rosenbaum motioned to approve the 39 North TIF area claims in the amount of \$2,500.00. Rich Mrozinski seconded the motion. The motion carried unanimously.

OLD BUSINESS

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

Matt Reardon reported that the contractor's work should be done according to a utility service providers' specification and agreed with Attorney DiMartino that until the project is satisfactorily completed the full amount of retainage will be held.

President Novak asked if Mr. Reardon had an update on the motel. Mr. Reardon responded no.

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

Matt Reardon announced a company visited a site last week in the industrial park. The company's investment totals \$300 million. The company's product is not related to agriculture. Mr. Reardon stated the park continues to attract businesses. He stated with the recent legislation which states no foreign adversary can buy or lease farmland is effective July 1, 2024. This law affects the current negotiations with potential buyers with substantial investments. If these buyers purchase the property prior to July 1, 2024, there could still be the issue of getting permits approved. Mr. Reardon stated he has instructed his staff to review past and future leads to comply with this new law.

Matt Reardon reported that along with County Planner Mitch Bishop, they will draft a Request for Proposal to perform a land survey for KIP. The survey is needed to identify potential road easements related to future road improvements in the park. Once the survey is completed, the property owners will be notified that a general utility easement is needed for county road paving and potential rail track and will request a donation of the easement.

Mr. Reardon announced JBC Rail owner, Jim Carrol, plans to hold a rail BBQ party to celebrate the rail improvements/CSX rail connection and to thank the county officials for their hard work. Mr. Reardon added JBC Rail is continuing to build more rail. JBC Rail has requested reimbursement of construction costs for extending the rail from their property to the rail bridge. He added this is similar protocol of the installation of other utilities, such as NIPSCO. Mr. Reardon stated he will engage with Mr. Carrol in this matter. President Novak asked if this would set precedence for others such as Kingsbury Elevator. Mr. Reardon responded maybe but Kingsbury Elevator received a tax abatement, and the fee was also waived.

President Novak asked for an update on the CN rail connection. Mr. Reardon stated that negotiations are ongoing with a property owner in an attempt to avoid condemnation which is costly.

3. 39 N Update – Matt Reardon; MCR Partners

Mr. Reardon reported the annexation by the City of La Porte has been completed. He stated He will meet with Bert Cook, Executive Director of the La Porte Economic Advancement Partnership,

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to transition the TIF from the county to the City of La Porte. This will allow the carryover of the TIF area's base year. The county will stop receiving the incremental tax revenue. Mr. Reardon added the next step is to identify areas in need of utility infrastructure between the city boundary and county line along Highway 20. Mark Parkman asked with the annexation of the 39 North TIF Area by the City of La Porte, is the capacity provided by the city's utilities enough to continue extending into a new county TIF area. Mr. Reardon responded he confirmed the main lines and facility plants are of excessive size to allow for additional development in the future.

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

Matt Reardon reported he met with the City of Michigan City Mayor Angie Nelson Deutch and appears she is happy with the utility project and thankful the La Porte County Redevelopment Commission and County Council plans to extend the utilities and develop the corridor.

NEW BUSINESS

1. **TIF Annual Report for 2023 and Overlapping Units Report**

Mr. Karl Cender presented the 2023 Annual Report, required by Indiana Statute, which contains financial information as well as the listing of all the parcels for all the TIF areas. This report is uploaded to the Indiana Gateway website. Michael Rosenbaum motioned to approve the 2023 Annual Report as presented. Scott Cooley seconded the motion. The motion carried unanimously. Michael Rosenbaum thanked Mr. Cender for the simplicity of the report. It was stated the report will be uploaded to the county's website.

2. **Consideration of Resolution #2024-001 of the LaPorte County Redevelopment Commission Concerning the 2025 Budget Year Determination for Tax Increment for the LaPorte County Redevelopment Commission Allocation Areas**

Michael Rosenbaum motioned to approve the resolution by title only. Alan Koronka seconded the motion. The motion carried unanimously. The resolution title was read. Michael Rosenbaum motioned to approve the Resolution of the LaPorte County Redevelopment Commission Concerning the 2025 Budget Year Determination for Tax Increment for the LaPorte County Redevelopment Commission Allocation Areas. Mark Parkman seconded the motion. The motion carried unanimously. Attorney DiMartino added that the annual report includes who's allowed to appropriate or control redevelopment funds.

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

Matt Reardon reported the Great Lake Capital Project is moving forward.

4. **Consideration of Resolution #2024-002 of the LaPorte County Redevelopment Commission Approving Amendments to the Declaratory Resolution and the Economic Development Plan for the I-94/U.S. Route 421 Economic Development Area for the Purpose of Establishing a New Allocation Area and Related Matters.**

Karl Cender explained that by amending this resolution one parcel will be removed from the I-94/421 TIF Allocation Area to a new Allocation Area by itself. Mr. Rosenbaum confirmed that the current I-94/421 TIF will not lose revenue due to the property having been vacant land and did not generate revenue to the TIF. Michael Rosenbaum motioned to approve the resolution by title only. Alan Koronka seconded the motion. The motion carried unanimously. The resolution title was read. Michael Rosenbaum motioned to approve Resolution #2024-002 of the LaPorte County Redevelopment Commission Approving Amendments to the Declaratory

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Resolution and the Economic Development Plan for the I-94/U.S. Route 421 Economic Development Area for the Purpose of Establishing a New Allocation Area and Related Matters. Alan Koronka seconded the motion. The motion carried unanimously.

OTHER BUSINESS

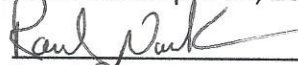
President Novak asked Mr. Reardon to provide an update on the recent meeting with the New Carlisle (St. Joseph County) town officials and school officials. Mr. Reardon reported he along with President Novak and Mr. Rosenbaum attended the meeting. The topic was the planned 1.5 million square foot production facility for batteries and 2 million square foot data center and the need for residential housing for the employees the project will attract. These bi-monthly meetings are planned to continue to brainstorm ways La Porte County can contribute near the county line. President Novak mentioned the huge potential for additional development including new schools and shopping for the resident workers. Alan Koronka asked if Mr. Reardon could connect with the construction contractor for the new battery and data center to suggest that La Porte County's manufacturing product companies could be utilized for the purchase of raw building materials for the project. Michael Rosenbaum added that La Porte County should ask the state for more funding similar to St. Joseph County's state funding. Mr. Reardon added La Porte County has received \$1,600,000 for recent projects and he will reach out to the state when a promising lead presents itself.

Alan Koronka asked if Kingsbury Industrial Park has enough water and sewer capacity to serve additional development in the park. Mr. Reardon stated there is enough water and sewer operational capacity for data centers or distribution centers but he is not sure about food processing.

Mr. Reardon suggested secondary access in and out of Kingsbury Industrial Park could ease the instances when the primary Hupp Road access is blocked.

ADJOURNMENT

Michael Rosenbaum motioned to adjourn the meeting at 4:51pm. Tom Fath seconded the motion. The motion carried unanimously. The next meeting will be held April 24, 2024.



Randy Novak
President

Attest:



Mark Parkman
Secretary