

LA PORTE COUNTY REDEVELOPMENT COMMISSION MEETING MINUTES

July 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, July 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 Susan Alyea, MjThomas & Associates.

APPROVAL OF THE AGENDA

Rich Mrozinski motioned to approve the agenda as presented. Michael Rosenbaum seconded the motion. The motion carried unanimously.

PUBLIC COMMENT

Jerry Jackson, Wastewater Superintendent of Kingsbury Utility Corporation (KUC), presented a letter regarding the recent rail activity and locate request at or near 345 E. Hupp Road owned by Plant Life Soils, Inc. It is believed that KUC has utility infrastructure conflicting with the intended rail placement. KUC formally requested that utility plans showing the intended improvements to KUC water and sewer mains are delivered or e-mailed to the utility offices for review.

APPROVAL OF MINUTES

Michael Rosenbaum motioned to approve the June 26, 2024 meeting minutes as presented. Adam Koronka seconded the motion. The motion carried unanimously.

COMMUNICATIONS

- Auditor request for Treasurer report
- Auditor's office to prepare July 24 automated PO's
- Mail- Auditor's office picked up mail sorted/filed

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- Auditor's office delivered June signed PO's.
- H-D re; June '24 claims legal ad publication.
- Distributed July'24 agenda to media
- Paxton Media invoice
- Transmitted docs for posting on web.
- US Bank Admin invoice

TREASURER'S REPORT

421/I-94 #1 - \$354,350

421/I-94 #2 - \$0

KIDC - \$147,401

39 North - \$106,583

Michael Rosenbaum motioned to approve the Treasurer's Report. Adam Koronka seconded the motion. The motion carried unanimously.

CLAIMS

None

OLD BUSINESS

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

Matt Reardon reported the utility extension project is near completion. Attorney Guy DiMartino stated he will attend the next Board of Public Works meeting to request the approval of the utility transfer agreement along with Mr. Reardon. Mr. Reardon noted there are two specific projects interested in attracting truck sales and repair businesses at the Hwy 421/I94 interchange. Landowners adjacent to the landfill will be contacted to see if they have an interest in selling property for the development. President Novak asked if the part for the new lift station has arrived. Mr. Reardon responded no.

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

Matt Reardon reported Zachary Baker, Kingsbury Utility Corporation (KUC), recently reached out to him related to the concern that the intended rail placement conflicts with KUC utility infrastructure. JBC Rail assured Mr. Reardon they will coordinate with KUC to ensure the appropriate casings are installed and crossings are followed. They will also reach out to NIPSCO to ensure the appropriate specs are followed also.

Matt Reardon stated one landowner can utilize rail transportation more effectively than trucks and has declined to participate in the group effort to rebuild 3rd Line Road. He reported after a review of KIP land records, the county owns more property than originally thought and ideally the county will not have to pursue eminent domain in order to acquire all easements required for road improvements.

Matt Reardon noted that the Indiana Department of Environmental Management and their grants division may be engaged to adequately address the county-owned vacant building in the park. Mark Parkman asked the estimated cost for the abatement. Mr. Reardon stated demolition and reclamation could cost upwards of \$600,000 of the property. Adam Koronka asked if the vacant property was southwest of Kingsway Castings. Mr. Reardon stated yes. The property would be a

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good fit for the brownfield reclamation process to make it more marketable. Mark Parkman mentioned a South Bend company performs asbestos abatements and could provide an estimate.

3. 39 N Update – Matt Reardon; MCR Partners

Matt Reardon reported a plan will be mapped out for the new allocation area and related estimated cost in addition to funding for the City of LaPorte new senior living center. Mr. Reardon added GIS mapping can assist with the creation of the area. President Novak asked if the City of LaPorte submitted a request for the TIF funds to be transferred. Mr. Reardon responded no. President Novak stated the 39 North TIF allocation area funds should be spent within the 39 North TIF area.

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

Matt Reardon reported the proposed development's design engineers will present the proposed development project at the next meeting. Discussions are ongoing related to cost, timeline, and extension of the utilities. The developer is collaborating with the adjoining landowners to increase the size of the project, such as a larger hotel, restaurant, and meeting space. He noted that the project will not move forward without the utility extensions but according to a recent meeting everyone appears to approve of the project.

5. LaPorte and St. Joe County Task Force – Mike Seitz

Mike Seitz reported the task force met July 15th and had a very productive meeting. It was agreed they would meet every other month. A discussion related to identifying different housing needs and projects occurred. Mr. Seitz and a colleague found available land for development and are working to hookup water services to New Prairie High School. The task force has been productive. President Novak thanked Mr. Seitz for his work with the task force.

NEW BUSINESS

Attorney Guy DiMartino stated the deadline to commit ARP funds to a specific project is the end of 2024 and if funds are not committed the county will lose those funds. Matt Reardon responded that Kingsbury Industrial Park needs improvements of at least \$1M and 35/194 could use the funds also. Attorney DiMartino reported documentation such as a term sheet from the banker, cost estimate, final design or at least 70% of the drawings and an interlocal agreement would be sufficient documentation. At this time, a term sheet from a banker would be six months out. Funds also need to be spent by the end of 2026. Michael Rosenbaum added he thought the LaPorte County Council had set an October 31, 2024, deadline which is fast approaching. Michael Rosenbaum thanked Attorney DiMartino for the reminder. Mr. Reardon stated he would connect with the LaPorte County Council on the matter and prepare a strategic plan with a timeline.

Matt Reardon reported there is a likelihood that either through the LaPorte County Council or the LaPorte County Redevelopment Commission he will be requesting a READI grant from the South Bend group. He stated the READI grant would be used to identify and flush out the utility requirements that are going to be needed down there on the border. He added the deadline is August 31st to submit the grant application.

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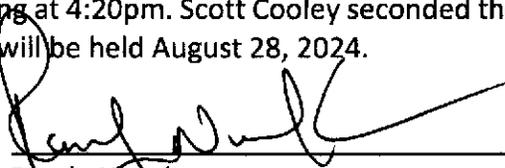
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OTHER BUSINESS

Mike Seitz reported he had a US 30 Coalition meeting last week in Warsaw and it was very well attended. Many state legislators were there and a lot of county officials from the counties along the US 30 corridor. He stated there were 1.5 accidents every day on US 30 and congestion is worse between Fort Wayne and Warsaw although LaPorte County has one of the most road cuts. Mr. Seitz informed the Redevelopment Commission members he will keep them informed.

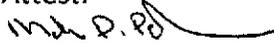
ADJOURNMENT

Michael Rosenbaum motioned to adjourn the meeting at 4:20pm. Scott Cooley seconded the motion. The motion carried unanimously. The next meeting will be held August 28, 2024.



Randy Novak
President

Attest:



Mark Parkman
Secretary