

LA PORTE COUNTY REDEVELOPMENT COMMISSION MEETING MINUTES

June 26, 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, June 26, 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 – Absent

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. Michael Rosenbaum seconded the motion. The motion carried unanimously.

PUBLIC COMMENT

None

APPROVAL OF MINUTES

Scott Cooley motioned to approve the May 22, 2024 meeting minutes as presented. Rich Mrozinski seconded the motion. The motion carried unanimously.

COMMUNICATIONS

- Auditor request for Treasurer report
- Auditor's office to prepare June '24 automated PO's
- Mail- Auditor's office picked up mail sorted/filed
- Auditor's office delivered May signed PO's
- H-D re: June '24 claims legal ad publication
- Distributed June '24 agenda to media
- Cender Dalton invoice/change of address/ notify Auditor

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- Transmitted docs for posting on web
- CRPC KIP Golden Spike Celebration invites sent
- Martino re: 421 utilities project Forszt easement
- Deputy Auditor TIF Settlements
- Deputy Auditor re: 421 Utilities bond payment breakdown / transmitted amount of payment and fund #s
- Auditor response confirming RDC TIF Capture Notice was received and accepted

TREASURER'S REPORT

421/I-94 #1 - \$427,933

421/I-94 #2 - \$106,275

KIDC - \$147,401

39 North - \$106,583

Michael Rosenbaum motioned to approve the Treasurer's Report. Tom Fath 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	June '24 Professional Services	\$3,000.00	
	Cender Dalton	Financial Advisory Services Inv#10842	\$98.33	
Subtotal				\$3,098.33
US 421 #1	MCR Partners	June '24 Professional Services	\$2,000.00	
	Cender Dalton	Financial Advisory Services Inv#10842	\$315.83	
	Herald - Dispatch	Legal Claim Publication	\$23.15	
Subtotal				\$2,338.98
39N	MCR Partners	June '24 Professional Services	\$1,000.00	
	Cender Dalton	Financial Advisory Services Inv#10842	\$98.34	
	Guy S. DiMartino	May '24 Legal Services	\$1,500.00	
Subtotal				\$2,598.34
TOTAL OF REGULAR CLAIMS				\$8,035.65

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 \$3,098.33. 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. Rich Mrozinski motioned to approve the US 421 #1 TIF area claims in the amount of \$2,338.98. Michael Rosenbaum seconded the motion. . The motion carried unanimously.

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President Novak read the claims as presented for payment for the 39 North TIF area from the Claim Docket. Rich Mrozinski motioned to approve the 39 North TIF area claims in the amount of \$2,598.34. Michael Rosenbaum seconded the motion. The motion carried unanimously.

OLD BUSINESS

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

Matt Reardon reported a new hotel is under construction at Hwy 421 & I94 and the Great Lakes Capital project is moving forward.

Mr. Reardon also reported that the 421-utility project has neared completion. Attorney DiMartino added President Novak has signed the assignment and the easements and documents are being finalized and recorded.

La Porte County Planner Mitch Bishop stated the lift station transfer switch has been delayed until the end of July. Including labor Mr. Bishop estimates a cost of \$3,000 to \$5,000 which could be held out of the remaining retainage funds. In addition, Mark Yagelski reported that a drainage culvert on 300 N was impacted, most likely by large equipment being parked on top of the culvert recently. Mr. Miller (D&M Excavating) stated he will look into the situation. Mr. Bishop reported the material cost is \$580 and the highway department agreed to do the labor for free. The costs could be taken from the remaining retainage be held if needed. Mark Parkman added if the county highway department provides the labor to install the new culvert, the labor and equipment overhead should be charged to Mr. Miller along with the material cost.

Matt Reardon reported that Vladimir Ganz, 421 Partners, received communication from Indiana Department of Environment (IDEM) that indicated Mr. Ganz needed to follow the recommended mitigation agreement a little closer. Mr. Reardon responded there is nothing the county could do as an agency to assist with the matter.

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

Matt Reardon reported that four (4) bids for the easement identification portion of the project were received, and the lowest most responsive responsible bidder was Hendricks & Associates. The READI grant funds will be utilized to fund the work in the amount of \$20,000. Once the property owners are identified and legal descriptions are documented for the 113 parcels, information will be sent to the property owners by registered receipt. Adam Koronka asked Mitch Bishop if there were any fencing which may cause an issue with the easements. Mitch Bishop responded not that he is aware of.

Mr. Reardon reported prospective companies are looking at the Kingsbury Industrial Park (KIP) as probable locations for technology manufacturing. Discussions between the power providers for the area and prospective companies are ongoing.

During a recent visit to KIP, Mr. Reardon noted the possibility of an abandoned building on approximately forty (40) acres could be cleared and resold for development. Mr. Reardon suggested having a preliminary phase one completed and getting estimates on clearing the land. Adam Koronka motioned to get quotes for preliminary phase one and demo work for the property. Michael Rosenbaum seconded the motion. The motion passed unanimously. Michael Rosenbaum mentioned the La Porte County Commissioners should be notified of such activity. Adam Koronka added a rail spur is behind the property also.

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Matt Reardon mentioned Jim and Kim Carrol (JBC Rail) held a golden spike rail event in which CSX representatives also attended to celebrate the rail extension.

Mr. Reardon explained a recent Business Retention visit to Alexander Chemical created an opportunity to prepare an incentive package for a new automated tank refurbishment operation. Alexander Chemical is one of several companies competing to be awarded a contract to refurbish cylinder tanks. He is preparing a tax abatement and industrial revenue bond package as a strategy for low interest financing for the project that will create fifteen (15) new jobs at \$25 to \$26 an hour and a total estimated investment of \$15M. This project is in addition to a new corporate headquarters being vetted at the same time.

3. 39 N Update – Matt Reardon; MCR Partners

Matt Reardon reported a request for funding was made by the City of LaPorte to assist with the finalization of the senior living center. Attorney Guy DiMartino suggested an interlocal agreement be drafted for consideration. Rich Mrozinski motioned for Attorney DiMartino and legal counsel for the City of LaPorte to collaborate and draft an interlocal agreement. Scott Cooley seconded the motion. The motion carried unanimously.

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

Matt Reardon discussed the funds set aside for this project and timelines associated with the project with Attorney DiMartino prior to the meeting and agreed to set September 1st as an internal deadline for determination for the project. If the project does not move forward by September 1st, the ARP funds set aside will revert back to the La Porte County Council for other projects.

NEW BUSINESS

None

OTHER BUSINESS

Carlton Bishop (LaPorte County Center for Economic Development, Planning and Governmental Affairs) thanked Tom Fath for arranging a tour of the various new interesting opportunities to building a home, its price points, and deliverables including the modular cross mode which is a preapproved HUD home with an attached garage and bump out porch. The financing via Freddie Mac and Fannie Mae has lowered the interest rate compared to the traditional mortgage rates and they look phenomenal. Tom Fath added these new cross modes include Department of Energy (DOE) zero energy standards programs. Carlton Bishop stated the homes are affordable at around \$200,000. Attorney DiMartino asked if they are titled or real property homes. Tom Fath responded modular homes are not titled, manufactured homes are titled until they go onto the property and then they retire the title and they become real property, both the structure and the land. Adam Koronka pointed out that this type of home provides a solution to the joint zoning ordinance that restricts a mobile home in unincorporated LaPorte County without a special exception.

Mike Seitz, Office of Community and Economic Development, reported that the LaPorte County & St. Joe County Task Force had its first meeting and met with representatives from Economic Development of St. Joe County, governmental officials of St. Joe County and LaPorte County, representatives of New Carlisle and New Prairie School System. Discussion topics included the commerce development in

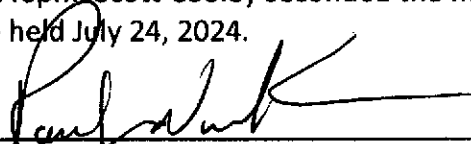
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Carlisle, task of identifying parcels of vacant land for future housing and potential water distribution systems. He added the task force would require Attorney DiMartino's legal services related to a memorandum of intergovernmental understanding agreement or similar agreement. Michael Rosenbaum suggested adding this topic as "old business" on future Redevelopment Commission meeting agendas. President Novak suggested creating a county wide water and sewer location map showing all utility main lines in LaPorte County. This map would be beneficial when reviewing vacant parcels for future housing development.


ADJOURNMENT

Adam Koronka motioned to adjourn the meeting at 4:40pm. Scott Cooley seconded the motion. The motion carried unanimously. The next meeting will be held July 24, 2024.



Randy Novak
President

Attest:



Mark Parkman
Secretary