

# LA PORTE COUNTY REDEVELOPMENT COMMISSION MEETING MINUTES

August 28, 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, August 28, 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**

Adam Koronka motioned to approve the agenda as presented. Michael Rosenbaum seconded the motion. The motion carried unanimously.

### **PUBLIC COMMENT**

None

### **APPROVAL OF MINUTES**

Rich Mrozinski motioned to approve the July 24, 2024 meeting minutes as presented. Michael Rosenbaum 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
- Auditor office re: LPCRDC mandatory remote claims processing
- HD re: July '24 claims legal ad publication
- Distributed August '24 agenda to media
- Paxton Media invoice payment status request

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- Transmitted docs for posting on web
- Cender Dalton May/June '24 invoicing payment question
- Cender Dalton 39N TIF COL AA/LPCRDC Dissolution of TIF
- READI 1 budget transfer request prepared/submitted/approved
- D&M retainage release online discussion
- Cender/Dalton May '24 invoice status request

**TREASURER'S REPORT**

421/I-94 #1 - \$346,069

421/I-94 #2 - \$0

KIDC - \$69,858

39 North - \$104,537

Adam Koronka motioned to approve the Treasurer's Report. Michael Rosenbaum 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	July '24 Professional Services	\$3,000.00	
	MCR Partners	August '24 Professional Services	\$3,000.00	
	Guy S. DiMartino	July '24 Legal Services	\$1,500.00	
	Herald - Dispatch	Legal Claim Publication	\$22.16	
	Cender Dalton	Financial Advisory Services Inv# 10926	\$20.84	
<b>Subtotal</b>				\$7,543.00
US 421 #1	MCR Partners	July '24 Professional Services	\$2,000.00	
	MCR Partners	August '24 Professional Services	\$2,000.00	
	Guy S. DiMartino	June '24 Legal Services	\$1,500.00	
	NIPSCO	June-July '24 Electrical Service	\$32.06	
	NIPSCO	July-August '24 Electrical Service	\$74.59	
	US Bank	Inv #7264197 Bond Administration Fee	\$1,500.00	
	Cender Dalton	Financial Advisory Services Inv# 10926	\$1,174.41	
<b>Subtotal</b>				\$8,281.06
39N	MCR Partners	July '24 Professional Services	\$1,000.00	
	MCR Partners	August '24 Professional Services	\$1,000.00	
	Cender Dalton	Financial Advisory Services Inv# 10926	\$20.84	
	Herald - Dispatch	Legal Claim Publication	24.63	
<b>Subtotal</b>				\$2,045.47
<b>TOTAL OF REGULAR CLAIMS</b>				<u>\$17,869.53</u>



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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 \$7,543.00. 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. Scott Cooley motioned to approve the US 421 #1 TIF area claims in the amount of \$8,281.06. Rich Mrozinski 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. Rich Mrozinski motioned to approve the 39 North TIF area claims in the amount of \$2,045.47. Michael Rosenbaum seconded the motion. The motion carried unanimously.

## **OLD BUSINESS**

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

Matt Reardon reported that the Michigan City Sanitary District's attorneys are reviewing the transfer agreement for the new infrastructure installed and will return the documents for final execution. He added Mr. Vladimir Ganz, 421 Partners, owes \$75,000 as a committed contribution to the utility project and will not be issued a county building permit until it is satisfied.

Mitch Bishop, La Porte County Planner, explained the liftstation transfer switch has been installed and inspected therefore, the final retainage being held can be released. He stated a request by the Michigan City Sanitary District's Director Chris Stagowski for a permanent generator to be installed was received but the project's specifications only included a transfer switch and Hubbel hook-up for a portable generator. President Novak referred the matter to Attorney DiMartino. Michael Rosenbaum motioned to approve the release of the construction contract's final retainage. Mark Parkman seconded the motion. Adam Koronka suggested one last review of the engineering plans and specifications before releasing the final retainage to D&M Excavating. Attorney DiMartino recommended to approve the payment to be published and placed on the September meeting's docket and for Mr. Bishop to make a final review of the plans to confirm a permanent generator was not in the project's specifications. The motion passed unanimously. Mitch Bishop also noted that 2-3 trees planted as part of the utility project have not bloomed or are dead so those should be replaced which is estimated to cost \$300.

Mr. Reardon reported a building permit was issued for a new motel and construction is ongoing with another motel being built next door to it.

Mr. Bishop reported Tech Construction was issued an occupancy permit for their new headquarters on 300 North.

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

Matt Reardon reported JBC Rail and Kingsbury Utility Corporation (KUC) is working through the placement of one more segment of rail ensuring the crossing of the utility pipes is done appropriately. He added KUC's attorney has sent a notification making sure the placement is completed correctly. Obviously, we do not want to make improvements in one area and cause problems in another area.



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Mr. Reardon explained KIP private entities are continuing negotiations for easements for the property in front of the park. The property owner was notified of what the process involved. His hope is the privates sector resolves this issue amongst themselves. If they do not, options can be explored related to redevelopment projects, and the powers, duties, and requests of a Redevelopment Commission relative to public projects.

Mr. Reardon reported a developer has procured an air permit, solid waste permit and appear to have their financing in order for a \$70 million project. A special exception permit is needed for the KIP location, and they are performing their due diligence in order for the project to move forward with construction planned for next year.

Mr. Reardon stated an environmental investigation will be required to identify the abandoned building in KIP as a Brownfield site. Ms. Thomas explained the process which includes a Phase 1 or 2 environmental study to confirm the hazardous issues that should be addressed on the site. Following the study, engineering estimates to make reparations of those issues would be needed and finally, apply for grant or program funds based on the cost estimates.

Mr. Reardon reported a joint venture for a spec building to be constructed on a property owner's parcel has been proposed. The landowner is willing to donate land for the building. This may be a good Economic Development Administration (EDA) project as they appear to fund government projects. He suggested a \$100,000 contribution towards the project while noting that leasing out the building could provide for a great redevelopment project.

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

Matt Reardon reported a new law requires Redevelopment Commissions to report their spending plans for the next calendar year to their governing body by December 1st of each year. He noted that the 39 North TIF funds will be prorated up until the date the City of La Porte created their allocation area for their new 39 North TIF district and the previously committed funds for the senior living center infrastructure would be paid.

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

Matt Reardon introduced Eric Smith, HWC Engineering, to convey the opportunities identified near US 35, US 20 and I94 related to water and sewer infrastructure and the use of ARP funds for the project(s). Mr. Smith provided a summary of potential infrastructure improvements to the area. Attorney DiMartino noted the importance of the upcoming deadline to officially commit ARP funds to a specific project prior to the end of the year and the timing of the La Porte County Council redirecting the ARP funds to new project(s).

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

Matt Reardon reported Great Lake Capital is not ready to move forward on the project at this time.

## **NEW BUSINESS**

### **1. Consideration of Resolution of the LaPorte County Redevelopment Commission Terminating and Dissolving an Area in Laporte County, Indiana as an Economic Development Area An Allocation Area for the Thirty-Nine Allocation Area Economic Development Area**

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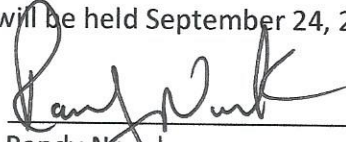
Matt Reardon recommended the Commission table the matter until final clarification of the finances from the City of La Porte has been provided. Scott Cooley motioned to table the consideration of the resolution until next month's meeting. Mark Parkman seconded the motion. The motion passed unanimously.

**OTHER BUSINESS**

None


**ADJOURNMENT**

Scott Cooley motioned to adjourn the meeting at 4:27pm. Michael Rosenbaum seconded the motion. The motion carried unanimously. The next meeting will be held September 24, 2024.



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Randy Novak  
President

Attest:



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Mark Parkman  
Secretary