

LA PORTE COUNTY REDEVELOPMENT COMMISSION MEETING MINUTES

October 23, 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, October 23, 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 – Absent

Scott Cooley – Present

Tom Fath – Present

Randy Novak – Present

Mark Parkman – Present

Rich Mrozinski – Absent

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

Mark Parkman motioned to approve the agenda as presented. Scott Cooley seconded the motion. The motion carried unanimously.

PUBLIC COMMENT

Jerry Jackson, Kingsbury Utility Corporation, announced they have not received the plans for the rail project and are concerned that the project will be held up if they do not get them soon. He also mentioned 1st Line Road from Hupp Road to Kingsbury Utility's entrance has been paved as a joint effort by the property owners and it is a really nice job.

APPROVAL OF MINUTES

Adam Koronka motioned to approve the September 25, 2024, meeting minutes as presented. Scott Cooley seconded the motion. The motion carried unanimously.

COMMUNICATIONS

- Auditor's office re: Unpaid August KIP invoice
- Auditor request for October Treasurer report
- Auditor's office to prepare Oct '24 automated PO's
- Mail - Auditor's office picked up mail sorted/filed

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- H-D re: Oct. '24 claims legal ad publication
- Distributed Oct '24 agenda to media
- Paxton Media invoice
- Transmitted docs for posting on web
- Distributed draft agenda for review/comment
- Assessor quarterly tax appeal report received
- 2025 Spending Plan

TREASURER'S REPORT

421/I-94 #1 - \$339,109

421/I-94 #2 - \$0

KIDC - \$133,106

39 North - \$99,721

Tom Fath motioned to approve the treasurer's report. Mark Parkman seconded the motion. The motion carried unanimously.

CLAIMS

| TIF | VENDOR NAME | DESCRIPTION | AMOUNT | TOTALS |
|--------------------------------|------------------------|------------------------------------------|------------|-------------------|
| KIDC | MCR Partners | October '24 Professional Services | \$3,000.00 | |
| | Herald – Dispatch | Legal publication claims | \$27.58 | |
| Subtotal | | | | \$3,027.58 |
| US 421 #1 | MCR Partners | October '24 Professional Services | \$2,000.00 | |
| | Guy S. DiMartino, P.C. | September '24 Legal Services | \$1,500.00 | |
| | NIPSCO | Sept '24-October '24, electrical service | \$200.00 | |
| Subtotal | | | | \$3,700.00 |
| 39N | MCR Partners | October '24 Professional Services | \$1,000.00 | |
| Subtotal | | | | \$1,000.00 |
| TOTAL OF REGULAR CLAIMS | | | | \$7,727.58 |

President Novak read the claims as presented for payment for the Kingsbury industrial Park (KIDC) TIF area from the Claim Docket. Mark Parkman motioned to approve the Kingsbury Industrial Park (KIDC) TIF area claims in the amount of \$3,027.58. Tom Fath 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. Tom Fath motioned to approve the US 421 #1 TIF area claims in the amount of \$3,700.00. Mark Parkman 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. Tom Fath motioned to approve the 39 North TIF area claims in the amount of \$1,000.00. Mark Parkman seconded the motion. The motion carried unanimously.

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KIP Easements/Surveys Project Claims

| <u>DESCRIPTION</u> | <u>AMOUNT</u> | <u>TOTALS</u> |
|-------------------------------------------------------------------------------------------------------------|---------------|-------------------|
| Charles Hendricks & Associates P.C. CHAAPC, Easement Surveys (Source: READI 1.0 Disbursement Request #4) | \$3,775.00 | |
| TOTAL OF PROJECT CLAIMS | | <u>\$3,775.00</u> |

President Novak read the claim as presented for payment for the KIP Easements/Surveys Project from the Claim Docket. Mark Parkman motioned to approve the KIP Easements/Surveys Project claim in the amount of \$3,775.00. Tom Fath seconded the motion. The motion carried unanimously.

OLD BUSINESS

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

Mr. Reardon reported that 421 Partners, Love’s Travel Center developer, has plans to build warehouses southwest of the interchange but has several issues to resolve such as the Indiana Department of Environmental Management (IDEM) item related to mitigating wetlands and the outstanding \$75,000 contribution pledged to the 421-utility project. They have tenants and leases for the warehouses but will need a building permit to begin construction.

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

Mr. Reardon thanked Jerry Jackson, Kingsbury Utility Corporation, for attending the meeting. Kingsbury Utility Corporation will review the design drawings, when available, for the crossing that goes into Markman Peat’s property. Mr. Reardon reported a formal offer was made to Markman Peat for a .33-acre easement to be used for one more segment of rail. Kingsbury Utility has kindly agreed to provide the county with not only the actual recorded easements but also the as-builts of their public improvements that have been made so the county will have records of the location of the utility lines also. Mark Parkman confirmed the design drawings will be used to pinpoint the crossing of the rail to the utility line location in order to protect the lines not to move them. Mr. Reardon responded yes, correct.

3. 39 N Update – Matt Reardon; MCR Partners

Mr. Reardon reported the senior living center construction is moving forward. President Novak explained that he is glad to see that it is moving forward although the initial design of the water system has been revised and updated over the past year. He stated the senior center is not a Redevelopment Commission project although assistance on minor infrastructure costs is being provided by utilizing the tax increment in that district. The project is now a City of LaPorte project, and the developer is still required to have the redundant fire protection system. Adam Koronka mentioned that as a member of the LaPorte County Board of Zoning Appeals at the time of the second version of this proposal, the design came across as being effective and not just having enough water from the hydrant. The City of LaPorte is choosing to invest in the water system and installing a redundant system which will include the hydrants system and the pond water nearby.

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Mr. Reardon reported that 39 North TIF funds will likely be utilized to create the next redevelopment TIF area to do a study between the edge of city to U.S. 20. Depending on how far out the Redevelopment Commission would like to extend, there is opportunity in New Buffalo and near U.S. 20. He also mentioned the Office Center for Economic Development, Planning and Governmental Affairs has been assisting with the redevelopment of a mobile home with a loan request from the state of Indiana. This is not a debt of the county or any entity it would be the debt of the developer.

4. 35/94 TIF Update - Matt Reardon; MCR Partners

Matt Reardon reported a development along Serenity Springs has interesting ideas about hotels and restaurants in that area. There was a request made for the Redevelopment Commission to approach INDOT related to 5-acre surplus property for private use. If approved, Attorney DiMartino could proceed through property disposition (proposal for bid) to acquire the INDOT property.

NEW BUSINESS

1. Consideration of 2025 TIF Spending Plan(s)- Cender/Dalton

In Karl Cender's absence, Mr. Reardon explained the purposes of the 2025 Spending Plan. IC 36-7-14-12.7 requires Redevelopment Commissions not later than December 1 each year to file a spending plan for the next calendar year describing planned expenditures with the unit's executive and fiscal body. Mr. Reardon stated that subject to the redevelopment commission's approval, consideration of the spending plan would be placed on the LaPorte County County Council's agenda. Mark Parkman asked if funds could be transferred to/from line items. Mr. Reardon responded yes. Mark Parkman motioned to approve the 2025 Spending Plan as presented. Adam Koronka seconded the motion. The motion carried unanimously. Mr. Reardon will place the plan on the LaPorte County Council's agenda for the next meeting.

OTHER BUSINESS

President Novak announced the rail for the bridge at the Kingsbury Industrial Park has been placed and it is nice to see the completion of the project.

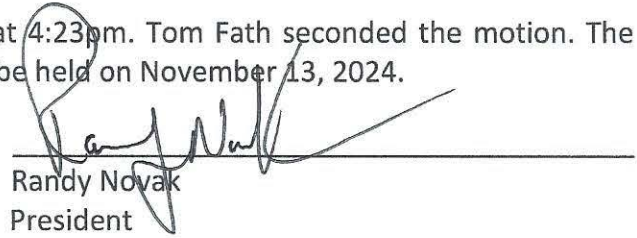
Adam Koronka asked if the surveyor is nearing completion for the easements in Kingsbury Industrial Park for the five (5) roads. Mr. Reardon responded yes; the contractor is behind on invoicing. The legal descriptions and parcel numbers have been found and the next step is to correspond with the property owners about the conveyance of the easements to the county. Mr. Reardon added a Phase One environmental report is needed prior to proceeding with clean up. A Brownfield grant application is being reviewed to assist with the cost of the reports and demolition. Mary Jane Thomas, MjThomas & Associates previously redeveloped hazardous property in the City of LaPorte and is working on the application requirements.

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ADJOURNMENT

Mark Parkman motioned to adjourn the meeting at 4:23pm. Tom Fath seconded the motion. The motion carried unanimously. The next meeting will be held on November 13, 2024.



Randy Novak
President

Attest:



Mark Parkman
Secretary