

# LA PORTE COUNTY REDEVELOPMENT COMMISSION MEETING MINUTES

September 25, 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, September 25, 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 – 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**

Michael Rosenbaum motioned to approve the agenda as presented. Tom Fath seconded the motion. The motion carried unanimously.

### **PUBLIC COMMENT**

None

### **APPROVAL OF MINUTES**

Michael Rosenbaum motioned to approve the August 28, 2024, meeting minutes as presented. Scott Cooley seconded the motion. The motion carried unanimously.

### **COMMUNICATIONS**

- Auditor request for Sept. Treasurer report
- Auditor's office to prepare Sept '24 automated PO's
- Mail- Auditor's office picked up mail sorted/filed
- Call Commissioner Gramarossa re: LPCRDC mandatory remote claims processing
- H-D re: Sept. '24 claims legal ad publication- introduce to new H-D legal notice staff
- Distributed Sept. '24 agenda to media
- Paxton Media invoice

**LA PORTE COUNTY REDEVELOPMENT COMMISSION MEETING MINUTES**  
**September 25, 2024**

- Transmitted docs for posting on web
- Cender Dalton Aug. '24 invoicing
- Distributed draft agenda for review/comment
- DM retainage release questions received/responded to
- LPCRDC Attorney sent ZOOM mtg. link
- NIPSCO electric bill

**TREASURER'S REPORT**

421/I-94 #1 - \$342,809

421/I-94 #2 - \$0

KIDC - \$136,134

39 North - \$100,721

**CLAIMS**

TIF	VENDOR NAME	DESCRIPTION	AMOUNT	TOTALS
KIDC	MCR Partners	September '24 Professional Services	\$3,000.00	
	Cender Dalton	Financial Advisory Services Inv#11107	\$723.75	
<b>Subtotal</b>				<b>\$3,723.75</b>
US 421 #1	MCR Partners	September '24 Professional Services	\$2,000.00	
	NIPSCO	August-September '24 Electrical Service	\$81.38	
	Cender Dalton	Financial Advisory Services Inv# 11107	\$723.75	
	D&M Excavating	421 Utility Project Final Retainage Release	\$422.21	
	Herald – Dispatch	Legal publication claims	\$33.00	
<b>Subtotal</b>				<b>\$3,260.34</b>
39N	MCR Partners	September '24 Professional Services	\$1,000.00	
	Guy S. DiMartino, P.C.	August '24 Legal Services	\$1,500.00	
	Cender Dalton	Financial Advisory Services Inv# 11107	\$1,316.25	
<b>Subtotal</b>				<b>\$3,816.25</b>
<b>TOTAL OF REGULAR CLAIMS</b>				<b>\$10,918.96</b>

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 \$3,723.75. 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. Scott Cooley motioned to approve the US 421 #1 TIF area claims in the amount of \$3,260.34. 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. Michael Rosenbaum motioned to approve the 39 North TIF area claims in the amount of \$3,816.25. Mark Parkman seconded the motion. The motion carried unanimously.

**LA PORTE COUNTY REDEVELOPMENT COMMISSION MEETING MINUTES**  
**September 25, 2024**

**US 421 Utility Project Claims**

DESCRIPTION	AMOUNT	TOTALS
D & M Excavating, Inc – Pay App #21 (Final retainage release) (Source: Bond proceeds)	\$25,162.85	
<b>TOTAL OF PROJECT CLAIMS</b>		<b>\$25,162.85</b>

President Novak read the claim as presented for payment for the US 421 Utility Project from the Claim Docket. Michael Rosenbaum motioned to approve the D&M Excavating claim in the amount of \$25,162.85 which is the remaining retainage being held in the project’s bond account. Tom Fath seconded the motion. The motion carried unanimously. President Novak asked if the project has been completed. LaPorte County Planner Mitch Bishop stated the only item outstanding is a resident on CR 950 would like the county to replace four trees that were planted during construction and are no longer alive. Attorney DiMartino recommended the approval of the request for replacement of the trees. President Novak motioned to amend the agenda to add “consideration of purchase of replacement trees” under “New Business.” 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 hotel is being built on the northeast side of the elevator towers. He stated the Michigan City Sanitary District is requesting a permanent generator for the lift station although it was not included in the project’s specifications. He is collaborating with Attorney DiMartino to resolve the issue. He stated they will reach out to the developer of the Love’s Travel Center and ask them to contribute to the cost of the permanent generator. Mr. Reardon added that the developer, 421 Partners, has plans to build warehouses southwest of the interchange but is having issues with Indiana Department of Environmental Management (IDEM) related mitigating wetlands.

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

Matt Reardon reported that JBC Rail and Kingsbury Utility Corporation (KUC) are working through the placement of one more segment of rail ensuring the crossing of the utility pipes is done appropriately. He noted there are no as built drawings or legal deeds for utilities. Zack Baker (KUC) is getting the as built drawings for the project. Mr. Reardon asked for authorization to send a formal offer to Markman Peat for a .33-acre easement and work with Attorney DiMartino if the offer is not accepted to explore other options. Michael Rosenbaum motioned for Mr. Reardon to send a formal offer to purchase the .33-acre easement. Adam Koronka seconded the motion. The motion carried unanimously. Mark Parkman confirmed that the title work will have a utility clause even if the location is unknown.

Mr. Reardon reported Hendricks & Associates are close to identifying the property owners, obtaining legal descriptions and deeds necessary to move forward with the joint road improvements. He is working with County Planner Mitch Bishop and the county highway department to identify funding sources to contribute to the construction cost for the road improvements which is a joint effort with the business owners. Mr. Reardon thanked Kingsbury Utility Corporation and Alexander Chemical for their effort to move forward on their own to improve 1<sup>st</sup> Line Road, which is similar to the effort on 3<sup>rd</sup> Line Road. It is great to see companies

LA PORTE COUNTY REDEVELOPMENT COMMISSION MEETING MINUTES  
September 25, 2024

working together to solve their problems. We are going to continue to work with businesses on 4th Line Road with some participation from the county highway department. Michael Rosenbaum asked if the road improvements will meet the county specifications. Mr. Reardon responded the work will be considered superficial patchwork but confirmed it will be passable and safe. He also stated that the Redevelopment Commission's contribution to the improvement cost will only move forward if the property owners agree to convey a road easement to the county.

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

Matt Reardon explained that Bert Cook, Executive Director of the La Porte Economic Advancement Partnership, appreciated the contribution of the \$67,000 to assist with the cost of the senior living project's utilities. He added since property taxes are paid in arrears, additional TIF revenue will be accumulated for the next year and a half which could leverage more projects similar to the senior living project. The property tax bill for 2024 pay 2025 will be prorated between the county's TIF area and the city's TIF area. Any potential projects serving the county's 39 North TIF area should be completed prior to the creation of the City of LaPorte's TIF area in order to expend the current 39 North TIF funds. President Novak asked if the Redevelopment Commission can allocate the funds currently in the 39 North TIF Fund to a project in the TIF area or must the funds be transferred to the City of LaPorte. Attorney DiMartino and Mr. Reardon responded the LaPorte County Redevelopment Commission can spend the funds as long as the project serves the 39 North TIF area such as the water tower project and the project is in the best interest of the public. Adam Koronka suggested the allocation of the funds to a specific project should be clearly identified and transparent to the public.

**Consideration to un-table Resolution #2024-003 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**

Michael Rosenbaum motioned to un-table the 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. Adam Koronka seconded the motion. The motion carried unanimously.

**Consideration of Resolution #2024-003 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**

Adam Koronka motioned to read the resolution by title only. Michael Rosenbaum seconded the motion. The motion carried unanimously. Ms. Thomas read the resolution title as follows – "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." Adam Koronka motioned to approve Resolution #2024-003. Michael Rosenbaum seconded the motion. The motion carried unanimously. President Novak asked if the date of January 1, 2024 was correct. Mr. Reardon responded that it is correct.

**LA PORTE COUNTY REDEVELOPMENT COMMISSION MEETING MINUTES**  
**September 25, 2024**

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

Matt Reardon reported that as there is no development currently in the area, the identification of water and sewer infrastructure improvements have been paused. Mr. Reardon stated his team have identified alternative uses of the ARP funds for consideration by the LaPorte County Council that are related to infrastructure. One of the proposed projects is in the northern part of the county, and one in the southern part, and both have committed partners with funding. One of the projects utilizes public and private funds and other businesses in the area. The other one is a straight up municipal utility.

**NEW BUSINESS**

**1. U.S.30 Coalition – Mike Seitz, Center for Economic Development, Planning and Governmental Affairs Business Retention Manager (Don Parker)**

Mike Seitz reported he attended several U.S. 30 Coalition meetings and INDOT has performed three levels of various changes and updates to U.S. Highway 30. INDOT has asked for public input during public meetings held along the highway. An INDOT level 4 (final) report will be released soon with INDOT's recommendations. Mr. Seitz stated he had a productive meeting with Don Parker to determine their roles. As the U.S. 30 Coalition was created allowing two representatives from LaPorte County, President Novak noted the Redevelopment Commission should formally appoint Don Parker as the 2<sup>nd</sup> LaPorte County representative (replacing Justin Kiel). Mark Parkman motioned to appoint Don Park as the 2<sup>nd</sup> LaPorte County representative for LaPorte County. Tom Fath seconded the motion. The motion carried unanimously.

**OTHER BUSINESS**


Carlton Bishop (Center for Economic Development, Planning and Governmental Affairs, Retention Support) provided an update on the LaPorte County & St. Joe County Task Force. He stated the task force is working closely to evaluate the need for extending water or sewer utilities to unserved areas. Matt Reardon added that an implant study would be helpful to evaluate the need for new housing and extension of utilities. He explained increasing an area's workforce creates a cascade of new homes, utility extensions and new businesses for the area.

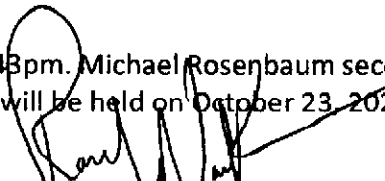
Michael Rosenbaum motioned to approve the purchase of four trees to replace the dead trees (planted during the Highway 421 utility project) reported by a resident on County Road 950. Scott Cooley seconded the motion. Mark Parkman suggested Mr. Bishop contact the company the four trees were purchased from originally to negotiate a lower price for the replacement trees and a one-year guarantee. The motion carried unanimously.

**ADJOURNMENT**

Scott Cooley motioned to adjourn the meeting at 4:43pm. Michael Rosenbaum seconded the motion. The motion carried unanimously. The next meeting will be held on October 23, 2024.

Attest:

  
\_\_\_\_\_  
Mark Parkman  
Secretary

  
\_\_\_\_\_  
Randy Novak  
President