

LA PORTE COUNTY REDEVELOPMENT COMMISSION MEETING MINUTES
November 13, 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, November 13, 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

Ms. Thomas explained an Interlocal Agreement related to the 39 North TIF area was added as "New Business" on the agenda. Rich Mrozinski motioned to approve the amended agenda. Scott Cooley seconded the motion. The motion carried unanimously.

PUBLIC COMMENT

None

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 request for Nov. Treasurer report
- Auditor's office to prepare Nov. '24 automated PO's
- Mail- Auditor's office picked up mail sorted/filed
- H-D re: Nov. '24 claims legal ad publication
- Distributed Nov. '24 agenda to media
- Paxton Media invoice

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- Transmitted docs for posting on web
- Distributed draft agenda for review/comment
- 39N TIF expenditure docs
- Duneland Landscaping W-9 for vendor number/checked City of La Porte vendor #

TREASURER'S REPORT

421/I-94 #1 - \$335,354

421/I-94 #2 - \$0

KIDC - \$58,541

39 North - \$98,616

Rich Mrozinski motioned to approve the treasurer's report. Scott Cooley 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	November '24 Professional Services	\$3,000.00	
	Guy S. DiMartino, P.C.	October '24 Legal Services	\$1,500.00	
	Cender Dalton	Financial Advisory Services Inv# 11184	\$64.58	
Subtotal				\$4,564.58
US 421 #1	MCR Partners	November '24 Professional Services	\$2,000.00	
	NIPSCO	October '24-Nov '24, electrical service	\$83.17	
	Cender Dalton	Financial Advisory Services Inv# 11184	\$64.58	
	Duneland Landscape	Tree Replacement Inv#4612, 3084 N 950W	\$1,490.00	
Subtotal				\$3,637.75
39N	MCR Partners	November '24 Professional Services	\$1,000.00	
	Herald – Dispatch	Legal publication claims	\$40.00	
	Cender Dalton	Financial Advisory Services Inv# 11184	\$64.59	
Subtotal				\$1,104.59
TOTAL OF REGULAR CLAIMS				\$9,306.92

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 \$4,564.58. 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. Tom Fath motioned to approve the US 421 #1 TIF area claims in the amount of \$3,637.75. Scott Cooley 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 \$1,104.59. Tom Fath seconded the motion. The motion carried unanimously.

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OLD BUSINESS

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

Matt Reardon reported the transfer of the new utility infrastructure to Michigan City Sanitary District will soon be finalized. County Planner Mitch Bishop is working with Michigan City Sanitary District and the project engineer cooperatively to resolve any remaining issues on the punch list by the end of the year.

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

Mr. Reardon reported a letter was sent to purchase the .33-acre easement adjacent to Hupp Road and phoned the property owner with no response yet. He stated he will attempt to reach the owner one more time. If there is no response, from that point forward, Mr. Reardon will discuss with Attorney DiMartino the most expeditious way to move forward. He added the easement has to do with the internal rail connections from CN and CSX and is the last .33 acres of the entirety. JBC Rail and Kingsbury Elevator incurred the cost for the rail extension as they agreed to and at this point, the .33-acre easement lies between both sides of the new rail.

Mr. Reardon reported two or three leads have been received for interest in property in the Kingsbury Industrial Park, one of those leads is related to heavy industrial painting and propane tanks.

The Phase 1 Environmental Report for the county-owned property has been completed. The report will be submitted as part of a submittal to the EPA for a grant to do further study and clean up at that location. The site will be marketed as a viable site for more industrial development and has access to two (2) rails.

Adam Koronka asked for the status of the road easement surveys. Matt Reardon responded that the surveyor is not finished yet. President Novak stated the newly paved roads paid for by the private entities are nice. Mr. Reardon suggested other private entities could do the same. He added that until the county has road easements, public funds cannot be spent on road improvements, and it would not be the Office of Economic Development recommendation to do so.

3. 39 N Update – Matt Reardon; MCR Partners

Matt Reardon reported that the Bella Largo Senior Living Center recently had a groundbreaking ceremony after resolving a substantive issue related to the ability to have the requisite amount of fire protection at that location. He noted co-owners Deb Arnold, Ed Arnold, and Erica Arnold made significant additions to the fire protection system and the center will be a nice addition to the area.

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

Matt Reardon explained ARP funds will not be used for a utility extension, but he suggested leaving the "35/194 TIF" item on the agenda due to potential projects in the area, one along Serenity Springs and one off Meer Road, as both will require water and sewer upgrades. Discussions will be continued with Michigan City. Vice President Michael Rosenbaum asked if a recommendation by the Redevelopment Commission to withdrawal the allocation of the \$1.5 million ARP funds for

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the project is required at this time. Attorney Guy DiMartino responded no; the County Council has been notified.

NEW BUSINESS

1. Interlocal Agreement between LaPorte County Redevelopment Commission, City of LaPorte, and City of LaPorte Redevelopment Commission – Bert Cook, Executive Director of the LaPorte Economic Advancement Partnership

Matt Reardon explained he appreciated the efficiency that the City of LaPorte worked through related to the Bella Largo Senior Living Center project which creates more investment and leverages some new jobs in the county. Mr. Reardon introduced Bert Cook, Executive Director of the LaPorte Economic Advancement Partnership. Bert Cook thanked Matt Reardon, MCR Partners, and the members of the county for their commitment to the project. He reported there have been three (3) recent groundbreaking ceremonies for new developments in the community, Hunter Woods, a 170-unit residential development along Park Street, Bella Largo Senior Living project, and Whispering Meadows (Phase 8) off Monroe. Mr. Cook mentioned the need for this housing in the area. He expressed appreciation for the cooperative effort between LaPorte County and the City of LaPorte to work together to resolve the lack of water pressure for fire protection and the consideration of contributing 39 North TIF funds for road improvements for the Bella Large Senior Living Center project. Mr. Cook explained that ownership of the road will be transferred to the city once the project is complete. He thanked Attorney Guy DiMartino and Attorney Matt Hagenow for their quick work drafting the interlocal agreement. Mark Parkman asked if the new roadway would serve other parcels or only the new senior living center. Bert Cook responded yes, there are additional potential parcels the roadway would serve if the parcels were developed in the future.

The Interlocal Agreement between LaPorte County Redevelopment Commission, City of LaPorte, and City of LaPorte Redevelopment Commission was presented for consideration, which transfers LaPorte County 39 North TIF county funds in the amount of \$76,720.57 to the city's 39 North TIF Allocation Area for infrastructure improvements. Rich Mrozinski motioned to approve the Interlocal Agreement as presented. Mark Parkman seconded the motion. The motion carried unanimously.

President Novak asked Matt Reardon to explain the transition of the TIF area to the city related to the tax increment revenue. Matt Reardon explained as property taxes are paid in arrears, when the certification date for the City of LaPorte 39 North TIF begins, the LaPorte County 39 North TIF will end, although the county will continue to receive the tax revenue prorated up to the certification date which will be paid by property owners and distributed in the following year.

President Novak agreed that the need for additional housing in LaPorte County is an important issue. He explained that there is a need for both starter homes and move-up houses in all areas of the county. He added the new correctional facility in Westville, is the largest correctional facility project in the United States currently. Seven hundred construction workers will be put to work during the project and many of the workers reside within a 50-mile radius of the project.

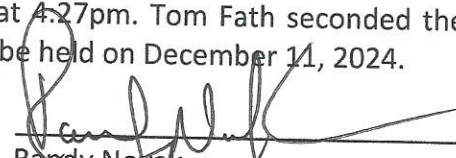
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OTHER BUSINESS

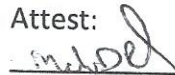
Rich Mrozinski reported that he and Mike Seitz, Center for Economic Development, Planning and Governmental Affairs Business Retention Manager, attended a US 30 Coalition meeting to reaffirm LaPorte County's commitment to the project. Mike Seitz added INDOT released its studies on route options from Valparaiso to Fort Wayne. Public input meetings are being held throughout the project area.

ADJOURNMENT

Mark Parkman motioned to adjourn the meeting at 4:27pm. Tom Fath seconded the motion. The motion carried unanimously. The next meeting will be held on December 11, 2024.



Randy Novak
President

Attest: 

Mark Parkman
Secretary