

LA PORTE COUNTY REDEVELOPMENT COMMISSION MEETING MINUTES

December 11, 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, December 11, 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 via Zoom

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; Mike Sietz, Center for Economic Planning and Development, Carl Bishop, Center for Economic Planning and Development; and Mary Jane Thomas, MjThomas & Associates.

APPROVAL OF 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

Rich Mrozinski motioned to approve the November 12, 2024, meeting minutes as presented. Scott Cooley seconded the motion. The motion carried unanimously.

LPCRDC November-December 2024 Communications

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

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- Transmitted docs for posting on web
- Distributed draft agenda for review/comment
- EPI W-9 for vendor #/payment processing
- USBank construction account can be closed if the Auditor agrees. Balance .32 Cents
- Bert Cook transmitted signed 39N, COL, COLRDC, LPCRDC agreement
- Transmitted TIF spending plans to County Council as required
- Professional services contracts
- Hendricks transmitted index sheet for KIP road system
- RDC '24 membership list shared with Commissioners assistant
- Deputy Auditor re: Jan. 15 421 TIF bond payment \$178,729.90 to be paid from 421 TIF 1
- Executive Session legal to H-D /media

TREASURER'S REPORT

421/I-94 #1 - \$154,573

421/I-94 #2 - \$0

KIDC - \$53,559

39 North - \$19,207

CLAIMS

<u>TIF</u>	<u>VENDOR NAME</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>	<u>TOTALS</u>
KIDC	MCR Partners	December '24 Professional Services	\$3,000.00	
	Cender Dalton	Financial Advisory Services Inv# 11252	\$181.66	
	EPI	Phase 1 Environmental Site Assessment	\$1,800.00	
Subtotal				\$4,981.66
US 421 #1	MCR Partners	December '24 Professional Services	\$2,000.00	
	NIPSCO	October '24-Nov '24, electrical service	\$81.99	
	Herald – Dispatch	Legal publication claims	\$30.04	
	Cender Dalton	Financial Advisory Services Inv# 11252	\$181.67	
Subtotal				\$2,293.70
39N	MCR Partners	December '24 Professional Services	\$1,000.00	
	Guy S. DiMartino, P.C.	November '24 Legal Services	\$1,500.00	
	Cender Dalton	Financial Advisory Services Inv# 11252	\$181.67	
	Herald – Dispatch	Legal publication claims	\$5.81	
	The City of LaPorte	Bella Largo Senior Living Public Roadway Construction Inv#615	\$76,720.57	
Subtotal				\$79,408.05
TOTAL OF REGULAR CLAIMS				\$86,683.41

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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 #5)	\$2,765.00	
TOTAL OF PROJECT CLAIMS		<u>\$2,765.00</u>

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 \$4,981.66. 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 \$2,293.70. 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 \$79,408.05. Adam Koronka seconded the motion. The motion carried unanimously.

President Novak read the claim as presented for payment for Charles Hendricks for the work being done at KIP for the easement surveys. Rich Mrozinski made a motion to approve the KIP Easements/Survey Project claims in the amount of \$2,765.00. Mark Parkman seconded the motion. The motion carried unanimously.

OLD BUSINESS

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

Matt Reardon reported that they are inching closer to wrapping up the utility extension project. D & M Excavating is moving closer with just a few items left to take care of. Michigan City Sanitary District is hands on with this project; so, when those items have been completed, they will presumably be able to transfer the utilities.

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

Mr. Reardon reported that a Phase One Assessment was completed for the property owned by the county on Third Line Road. Some progress still needs to be made for the acquisition or donation of easements for roadway improvements. He stated that Hendricks is working on identifying the estimated 119 parcels and their property descriptions. Mr. Reardon added he had discussions with some business owners in KIP, particularly those on Fourth Line Road, and said that if people along the roadways do not sign these quick claim deeds, they will not do that roadway. He said that they will pursue roadways where the ownership agrees and convey that information to the county. He hopes that once that information is relayed to people, that they will come along. President Novak asked if they were getting any pushback on the project, and Mr. Reardon stated that they have not yet. He gave examples of past experience with property owners giving pushback. He stated that it is not a first-class business park until we have adequate ingress egress and access.

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3. 39 N Update – Matt Reardon; MCR Partners

Matt Reardon reported that they are continuing to work with the city of LaPorte. They had a site visit today to look at a property. He stated that Bert is closing on another deal that they had started north of Hickman Williams which will be a distribution center. The site visit went well. They looked at Kingsbury Industrial Park and the 39 North area, and they found that the issue is power. They discussed extending a new district or creating another area up to Highway 20. There was a project proposed to the county for revitalizing the manufactured home park and putting retail in there. The program required that the county, not the Redevelopment Commission, be signatory to a debt. Mr. Reardon spoke to the developer about the project and said that he cannot recommend that the county incur that exposure. There is no growth; they cannot use TIF; there are no dollars in there to pledge for debt service. He suggested to them that they need a letter of credit equal to the amount of the loan. They have not done that, so we will not be pursuing that kind of funding at this time. He stated the program is a crafty program for funding and infrastructure, and interest rates are 3.5% to 3.75%. Mr. Reardon further explained how the program typically works. He stated that, while we will pass on that deal, he thinks that for 2025 we should still look at that area as the next growth court and work with Michigan City and LaPorte to continue extending those municipal services. He knows that the developer spoke with the city of LaPorte about it and threw around numbers. He stated that the number \$3 million popped into his head; and that if we can get that corner served with \$3 million, it sounds like something we should endeavor to do in 2025 working with the city of LaPorte.

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

Matt Reardon reported that the group Serenity Springs spoke with them regarding getting surplus property to expand their access. They asked us to interface with the Indiana Department of Transportation (INDOT) to see if that property was deemed surplus property. They said no, no yet; they were going to use that property for a laydown yard or work yard for some of their project work. He stated that he thinks there is a deal to be worked at that corner; it just needs to be cleaned up. INDOT owns property there that blocks ingress egress, and further down is a residential neighborhood.

NEW BUSINESS

1. Consideration of Professional Service Contracts

President Novak noted that the board was given the agreement for Cender Dalton for review. He asked Mary Jane Thomas if the agreement was the same as last year. She replied that it was, and it was for the same amount. Rich Mrozinski made a motion to accept the contract agreement for Cender Dalton for 2025. Tom Fath seconded the motion. The motion carried unanimously.

President Novak noted that the board was given the agreement for the legal services of Attorney Guy DiMartino. He asked if it was for the same amount as last year. Mr. DiMartino replied yes. Rich Mrozinski made a motion to accept the contract agreement for Attorney Guy DiMartino for 2025. Tom Fath seconded the motion. The motion carried unanimously.

President Novak noted that the board was given the agreement for the professional services of MCR Partners/Matt Reardon. He asked if it was for the same amount as last year. Matt Reardon

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replied that it was. Rich Mrozinski made a motion to accept the contract agreement for MCR Partners for 2025. Adam Koronka seconded the motion. The motion carried unanimously.

2. Consideration of 2025 Meeting Schedule

Mary Jane Thomas provided the board with the proposed 2025 Meeting Schedule. Rick Mrozinski made a motion to approve the 2025 Meeting Schedule. Mark Parkman seconded the motion. The motion carried unanimously. Michael Rosenbaum noted to the board that September 24th is the time at which the AIC Conference will be taking place. He stated that they can later reschedule that meeting if necessary.

OTHER BUSINESS

1. 2024 Report, Bailey Tombers, Center for Economic Development, Planning and Governmental Affairs

Bailey Tombers with the Center for Economic Development, Planning and Governmental Affairs office took to the podium to present the report with a PowerPoint presentation. She stated that in 2024, the board charged them with seeing approximately three businesses a month. That number has been exceeded. They visited over 30 businesses, retaining over 640 jobs - one being an expansion of \$14 million.

Regarding housing, there were 2 projects with the city of LaPorte. There were also talks with the Prairie Trails owners about getting the subdivision revived and under a new developer's name. There was a ribbon cutting for Avantara, and there are over 20 new homes available there. They will be revising the housing study conducted in 2022. In and around LaPorte County, there were unforeseen events that affected this data including the Amazon data center and the Microsoft project. They project completion for Q1 of 2025 in partnership with the Unity Foundation. She stated that Matt Reardon was also before the Council for Wanatah and Kingsford Heights regarding water/sewer projects.

Regarding broadband, Ms. Tombers stated that they have had success working with the internet service providers getting them to put more fiber in the ground. In Round 11, Indiana Connectivity had over 50 addresses that were served - with over 300 being served throughout the program. The Next Level Connection projects are still underway. We will see more in the BEAD Program next year.

The New Carlisle task force is still moving. Monthly meetings are held, and key parcels have been identified for development.

Regarding new business, our team has responded to 47 leads from Indiana Economic Development Corporation (IEDC) in 2024. They have had two on-site meetings within the last two days.

Our team has had discussions related to redeveloping the Westville area and extending utilities for development. The team applied for Regional Economic Acceleration and Development Initiative (READI) grant funds which were not awarded. Purdue offered assistance with funding. Mr. Reardon will work out an agreement with Purdue to continue partnering with the county.

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She continued that Alexander Chemical Corp continues to expand year after year. She said that they like what is happening in Kingsbury Industrial Park.

2. Vanair Manufacturing

Adam Koronka stated that Vanair has been acquired by the Lincoln Electric Company. Lincoln Electric involves themselves in welding and other industries. He said that they may let go or finish completing paperwork for the personal property abatement that we gave them not too long ago. They have over 11,000 employees and 57 manufacturing locations and continue to grow. There may be an opportunity to market Kingsbury Industrial Park to Lincoln Electric to see if they want to further invest in LaPorte County. Carl Bishop added a site visit was planned that they have rescheduled a couple of times, so we will have to look into the new year to make that connection. They were in communication with Mr. Sietz to meet. Once we get a date, we can look for opportunities for them in KIP or elsewhere.

3. US 30 Coalition Meetings Update, Mike Sietz, Center for Economic Planning and Development

Mr. Mike Sietz stated that they have been meeting regularly with the US 30 Coalition and a few times in Wanatah for public input. The Town of Wanatah made the recommendation for no US 30 freeway upgrades through the town of Wanatah. The recommendation period ends this Friday on the Pel Grant study for the US 30 upgrade. The LaPorte County Commission instructed him to say that they will not make recommendations on that study at this time. He collaborated with Attorney DiMartino to submit that information to INDOT. He stated that the eastern section of US 30 needs to undergo construction and revamping. The committee strongly recommends that they do the freeway alternative for the whole US 30. They want to eliminate J- turns; they want longer on and off ramps for safety reasons. The City of Wanatah and others would like to see a bypass around Wanatah to prevent it from being cut in half by this upgrade. He said that, in their discussions, they have talked about the economic development benefits of a bypass around Wanatah. There may be potential for economic growth if the bypass is planned correctly for the southern part of the county. The committee overall wants to work with the central office. Right now, they are instructed to work at the district's offices. They also agreed that additional funding revenues need to be looked at to help upgrade transportation on US 30. He stated that two hours ago, he attended a legislative meeting in Elkhart; there was talk of the possibility of raising gas taxes. He noted that many people including legislators do not want to have to do that. There have been talks of toll roading I-65, I-70, and another freeway to help provide funding for transportation infrastructure all over the state. He said he will keep us updated.

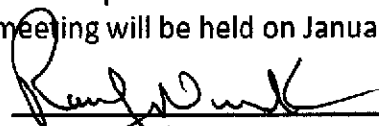
ADJOURNMENT

Mark Parkman motioned to adjourn the meeting at 4:37pm. Michael Rosenbaum seconded the motion. The motion carried unanimously. The next meeting will be held on January 22, 2025.

Attest:



Mark Parkman
Secretary



Randy Nowak
President