

# LA PORTE COUNTY REDEVELOPMENT COMMISSION MEETING MINUTES

## FEBRUARY 26, 2025

The La Porte County Redevelopment Commission in-person and Zoom meeting was held on Wednesday, February 26, 2025, 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

John Carr – Present

Scott Cooley – Present

Tom Fath – Present

Randy Novak – Present

Mark Parkman – Present

Connie Gramarossa – Present

Jennifer Farlie, La Porte Community Schools – Ex-Officio – Present

Others Present: Attorney Guy DiMartino (present virtually), RDC Attorney; Matt Reardon, MCR Partners; Mitch Bishop, County Planner, and Mary Jane Thomas, MjThomas & Associates.

### **APPROVAL OF THE AGENDA**

“39N/Hwy 20 TIF Area” was added under “New Business”. Mark Parkman motioned to approve the amended agenda. Connie Gramarossa seconded the motion. The motion carried unanimously.

### **PUBLIC COMMENT**

None

### **APPROVAL OF MINUTES**

Mark Parkman motioned to approve January 22, 2025, meeting minutes as presented. Scott Cooley seconded the motion. The motion carried unanimously.

### **COMMUNICATIONS**

- Transmitted Jan. Signed POs to Auditor
- Transmitted Resolution 01-2025 to Auditor/Deputy Auditor
- Auditor request for Feb. Treasurer report
- Auditor's office to prepare for Feb '25 automated PO's
- Mail-Auditor's office picked up mail sorted/filed
- H-D re: Feb. '25 claims legal ad publication
- Distributed Feb '25 agenda to media
- Paxton Media invoice
- Transmitted docs for posting on web
- Distributed draft agenda for review/comment
- US Bank statements received/reviewed
- Contacted Hendricks for KIP project completion date
- Team call with READi 1.0 staff

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- Team call with READi 1.0 staff
- Cender contacted re: USDA RBDG RLF application
- Rail Summit 2025 invite
- USDA Revolving Loan Fund grant application preparation

**TREASURER'S REPORT**

421/I-94 #1 - \$339,905

421/I-94 #2 - \$0

KIDC - \$87,201

39 North - \$28,678

**CLAIMS**

<u>TIF</u>	<u>VENDOR NAME</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>	<u>TOTALS</u>
KIDC	MCR Partners	February '25 Professional Services	\$3,000.00	
<b>Subtotal</b>				\$3,000.00
US 421 #1	MCR Partners	February '25 Professional Services	\$2,000.00	
	NIPSCO	January '25 - February '25 electrical service	\$124.97	
	Marquiss Electric	US 421 & 300N lift station code upgrades	\$11,957.00	
	NIPSCO	November '24 - Feb '25 electrical service	\$459.43	
<b>Subtotal</b>				\$14,541.40
39N	MCR Partners	February '25 Professional Services	\$1,000.00	
	Herald – Dispatch	Legal Publication Claims	\$19.22	
	Guy S. DiMartino, P.C.	January '24 Legal Services	\$1,500.00	
<b>Subtotal</b>				\$2,519.22
<b>TOTAL OF REGULAR CLAIMS</b>				\$20,060.62

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 \$3,000.00. 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. County Planner Mitch Bishop confirmed that the NIPSCO bills were related to the US 421 utility project. Mark Parkman motioned to approve the US 421 #1 TIF area claims in the amount of \$14,541.40. Tom Fath seconded the motion. The motion carried 6-0 (Scott Cooley abstained).

President Novak read the claims as presented for payment for the 39 North TIF area from the Claim Docket. Scott Cooley motioned to approve the 39 North TIF area claims in the amount of \$2,519.22. Mark Parkman seconded the motion. The motion carried unanimously.

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Easements/Surveys Project Claims

DESCRIPTION	AMOUNT	TOTALS
Charles Hendricks & Associates P.C. CHAAPC, Easement Surveys Invoice #3, includes \$2,332.00 Meridian Title easement document (Source: READI 1.0 Disbursement Request #6)	\$17,743.00	
<b>TOTAL OF PROJECT CLAIMS</b>		<u>\$17,743.00</u>

President Novak read the claim as presented for payment for the KIP Easements/Surveys Project Claim from the Claim Docket. Connie Gramarossa motioned to approve the Hendricks & Associates and Meridian Title invoices from the READi 1.0 grant funds in the amount of \$17,743.00. Adam Koronka seconded the motion. President Novak asked if this was the final invoice. Matt Reardon responded no, the work should be completed by the end of April. The motion carried unanimously.

**OLD BUSINESS**

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

Matt Reardon, Attorney DiMartino, President Novak and Andy Skwiat (Marquiss Electric) inspected the new electric substation installed during the recent utility project and noted deficiencies that must be corrected before the utility extension can be transferred to the Sanitary District of Michigan City. Mr. Reardon reported the hotel project is moving along nicely.

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

Matt Reardon explained there has been interest in the development of property along US Route 35 and expanding the KIP TIF area to include Highway 35 would create an opportunity for growth and development. The process would include updating maps, plats, budget and a declaratory resolution amending the original plan to include more territory. Adam Koronka asked if there was an issue with the purchase of the property. Mr. Reardon responded he did not know but it makes sense to include US 35 in the TIF area.

Mr. Reardon reported that the Indiana Economic Development Corporation (IEDC) is checking with the Department of Natural Resources for acceptable potential solar and data center locations along with the logistics of providing adequate power at the locations.

Mr. Reardon announced Attorney DiMartino will review an easement agreement for the rail to ensure statute requirements for procuring property is being met. The amount requested is \$50,000.

President Novak asked for the status of the county’s EPA assessment grant application to ascertain the extent of hazardous material cleanup and anticipated cost to the county owned parcel in KIP. Mr. Reardon responded the grant award announcement should be made in Spring of 2025.

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

Matt Reardon reported the NIPSCO accounts for service to the light poles in the 39 North area will be transferred to the City of LaPorte.

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**NEW BUSINESS**

**1. Consideration of a request to authorize repair by Marquis Electric for 300 N. Lift Station**

Chris Reed, Marquiss Electric Project Manager, presented the quote for the repair of the 300 North lift station. Connie Gramarossa motioned to approve the quote in the amount of \$11,957.00. Tom Fath seconded the motion. The motion carried 6-0 (Scott Cooley abstained).

**2. 39N/Hwy 20 TIF Area – Matt Reardon; MCR Partners**

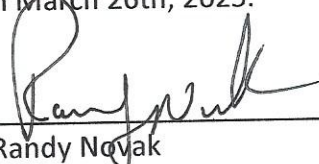
Matt Reardon reported that a developer with an interest in refurbishing the mobile home park (with 63 units) at the corner of SR 39 and US Hwy 20 along with a retail commercial development on the corner has inquired about potential tax increment finance opportunities. Mr. Reardon explained the redevelopment funding process to the developer and a presentation may be available for the March 26<sup>th</sup> meeting.

**OTHER BUSINESS**

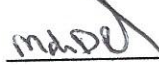
None

**ADJOURNMENT**

Scott Cooley motioned to adjourn the meeting at 4:26pm. Tom Fath seconded the motion. The motion carried unanimously. The next meeting will be held on March 26th, 2025.

  
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Randy Novak  
President

Attest:

  
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Mark Parkman  
Secretary