

LA PORTE COUNTY REDEVELOPMENT COMMISSION MEETING MINUTES
MARCH 26, 2025

AMENDED NOTICE TO INCLUDE NOTIFICATION OF ELECTRONIC PARTICIPATION AND TO ALLOW THE PUBLIC TO ATTEND ELECTRONICALLY PURSUANT TO STATE EXECUTIVE ORDER.

The La Porte County Redevelopment Commission in-person and Zoom meeting was held on Wednesday, March 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 –Absent

Tom Fath – Present

Randy Novak – Present

Mark Parkman – Present

Connie Gramarossa– (Present Virtually)

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

Others Present: Attorney Guy DiMartino, RDC Attorney; Matt Reardon, MCR Partners; Carlton Bishop, Center for Economic Development Planning and Governmental Affairs; Mitch Bishop, County Planner; Mike Rosenbaum, LaPorte County Auditor and Mary Jane Thomas, MjThomas & Associates.

APPROVAL OF THE AGENDA

Adam Koronka motioned to approve the agenda. Mark Parkman seconded the motion. The motion carried unanimously.

PUBLIC COMMENT

None

APPROVAL OF MINUTES

Mark Parkman motioned to approve the February 26, 2025 meeting minutes as presented. Tom Fath seconded the motion. The motion carried unanimously.

COMMUNICATIONS

- Transmitted February signed POs to the auditor for payment
- Auditor request for March '25 Treasurer's report
- Auditor's office to prepare for March '25 automated POs
- Mail - Auditor's office picked up mail sorted/filed
- H-D re: March '25 claims legal ad publication
- Paxton Media invoice
- Transmitted docs for posting on web
- Distributed draft agenda for review/comment
- Distributed March '25 agenda to media
- US Bank statements received, reviewed, and reconciled

LA PORTE COUNTY REDEVELOPMENT COMMISSION MEETING MINUTES
MARCH 26, 2025

- Cender Dalton contact re: annual report
- Rail Summit 2025 invite - July 9th
- 421 Generator Proposal
- Springville Project details

TREASURER'S REPORT

421/I-94 #1 - \$337,742
 421/I-94 #2 - \$0
 KIDC - \$82,701
 39 North - \$27,678

CLAIMS

<u>TIF</u>	<u>VENDOR NAME</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>	<u>TOTALS</u>
KIDC	MCR Partners	March '25 Professional Services	\$3,000.00	
	Guy S. DiMartino, P.C.	February '24 Legal Services	\$1,500.00	
Subtotal				\$4,500.00
US 421 #1	MCR Partners	March '25 Professional Services	\$2,000.00	
	NIPSCO	February '25-March '25 electrical service	\$102.94	
	Herald- Dispatch.	Legal Publication Claims	\$25.80	
	NIPSCO	February '25- March '25 electrical service	\$33.68	
Subtotal				\$2,162.42
39N	MCR Partners	January '25 Professional Services	\$1,000.00	
Subtotal				\$1,000.00
TOTAL OF REGULAR CLAIMS				\$7,662.42

President Novak read the claims as presented for payment for the Kingsbury Industrial Park (KIDC) TIF area from the Claim Docket. Adam Koronka motioned to approve the Kingsbury Industrial Park (KIDC) TIF area claims in the amount of \$4,500.00. Mark Parkman 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. Mark Parkman motioned to approve the US 421 #1 TIF area claims in the amount of \$2,162.42. Adam Koronka 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. Adam Koronka motioned to approve the 39 North TIF area claims in the amount of \$1,000.00 Tom Fath seconded the motion. The motion carried unanimously.

President Novak stated that they needed to approve the Treasurer's Report. Mark Parkman made a motion to approve the Treasurer's Report. Tom Fath seconded the motion. The motion carried unanimously.

OLD BUSINESS

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

Matt Reardon stated that the topic of solving our utility issues for this project will come up under New Business.

LA PORTE COUNTY REDEVELOPMENT COMMISSION MEETING MINUTES
MARCH 26, 2025

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

Matt Reardon reported that their team did the research requested for extending the district as close to US35 as possible without encroaching on the residential property. The team identified 222 parcels with a base AV of \$37,600,000 that would add to the existing assessed value (AV). A Kingsbury TIF area amendment including a map, plats, budget, and identifications of properties will be prepared for consideration at the next meeting.

Matt Reardon also stated that they have reached an agreement with a property owner to finalize the rail extension. They were waiting for information from that owner. Research indicated that the parcel that they wanted to procure for the easement was still owned by New Plant Life, and they have reached out multiple times to the owner but have not received a response. Mr. Reardon will continue to make attempts to reach the owner.

Kingsbury Elevator is going to build on the county owned easement up to this easement, and it will remain in the driveway.

President Novak asked how things were going with the utilities out there. Mr. Reardon stated that they are still waiting for Kingsbury Utility to approve rail/utility placement. President Novak asked for clarification who is responsible for encasing the utilities. Attorney DiMartino answered that the responsibility will lie on the people installing the track, and they will not be able to move forward with that until Kingsbury Utility gives the approval.

Matt Reardon reported that they had a groundbreaking on an estimated 70-million-dollar investment for a biogas facility. They create gas that they will sell to NIPSCO. After approaching the Redevelopment Commission four years ago, they went on to procure the requisite permits. They also perfected their offtake agreement with NIPSCO using their own funding. They requested consideration of personal property tax abatement by the LaPorte County Council. The project is estimated to create eleven (11) jobs and \$1.2 million in wages. The ultimate tax benefit to the Redevelopment Commission is \$670,000 over ten years for the personal property as it rolls off which will contribute about \$1.4 million to the tax rolls. President Novak noted that will go a long way to improving the roads in that area.

3. 39 N Update – Matt Reardon; MCR Partners

Matt Reardon reported that they are wrapping up the senior living center. They have a development lead that was looking to locate on State Road 39. It is a million square foot project that they are working on in tandem with the City of LaPorte.

NEW BUSINESS

1. Consideration of Marquiss Electric permanent backup generator proposal for US 421 & 300N Lift Station/Approval fee sharing proposal between Michigan City, Love's and LPCRDC

Attorney Guy DiMartino explained the difficulty in having the utility improvements transferred to Michigan City. After hurdles and a long punch list to complete, somewhere there had been a miscommunication regarding the generator. The best way to complete this project was for all the stakeholders involved (Michigan City, Love's Travel Center, and the LaPorte County Redevelopment Commission) to pay one-third each of the required generator costs. He also stated there will be a request by Michigan City next month for the Redevelopment Commission to fund \$24,908 and Love's Travel Center's \$24,908 portion. Love's Travel Center would then be

LA PORTE COUNTY REDEVELOPMENT COMMISSION MEETING MINUTES
MARCH 26, 2025

reimbursing us, and the generator vendor will be billing Michigan City directly. President Novak asked if this amount comes from a quote Michigan City received. Attorney DiMartino responded yes, this price is for about 40-kilowatt generator. Attorney DiMartino said that he thinks the commission would need to approve it, because it is his understanding that the generator is going up in price by 6% on March 31st.

Mark Parkman made a motion to approve the Fee Sharing Proposal Between the city of Michigan City, Love's Truck Stop, and the LaPorte County Redevelopment Commission. Connie Gramarossa seconded the motion. The motion carried unanimously.

1. Consideration of Cender/Dalton LaPorte County Redevelopment Commission 2024 Annual Report

Daniel Dalton stated that the 2024 Annual Report is a report required by state statute to review the commission members and to look at the tax increment distribution of each of the TIF funds. Mr. Dalton presented the annual report to the Redevelopment Commission.

Adam Koronka made a motion to approve the 2024 LaPorte County Redevelopment Commission Annual Report. Connie Gramarossa seconded the motion. The motion carried unanimously.

2. Springville Estates Presentation

Matt Reardon stated recently it was discussed, as a strategy, to include more development areas in the county. One that presented itself was US20/SR39, which is a natural extension due to water/sewer utilities availability in the area. As part of this process, Mr. Reardon asked property developers in the area to attend the meeting to provide concepts, where they are in the process and what assistance they may be looking for from the RDC. Mr. Reardon introduced Jennifer Gaudy of Cross Property Management.

Jennifer Gaudy, Cross Property Management introduced the development team: Lori Tubbs, Tom Condon, Jack Ferino, and Rob Ferino. She stated that the US20/SR39 corridor crossroad (Michigan City at the I94 exit to the new Amazon, GM, and Securitas developments, running from New Buffalo down to LaPort City) has a combined traffic count of about 24,000 cars per day. This development came to them as an extremely blighted area. Their plan is to optimize the approximately eighteen (18) acres and redo the manufactured homes zoning previously done there. After examining the market and discussing with Mr. Reardon, a need for commercial development has been identified. Their main focuses are commercial, quick service restaurants, or QSRs.

Ms. Gaudy continued that the proposed development is a mixed-use development and was originally laid out to have about 92 manufactured home sites. The aim would be to take the eight acres along US20 and make those commercial uses. She stated that Dollar General has been looking at placing a store there and would take up about two acres. They would size down the manufactured home count to sixty (60) and it has already been licensed through the state. In addition to Dollar General, there are about six lots that would fit in there and have the infrastructure put in along US 20 as an access road. The estimated development is about \$25 million for the full mixed-use development. Of that \$25 million, about \$15 million would be attributed to the commercial development itself; this would include infrastructure, shared

LA PORTE COUNTY REDEVELOPMENT COMMISSION MEETING MINUTES
MARCH 26, 2025

retention pond, access roads, utilities to each lot, subdivisions, and making sure they are all zoned correctly.

The development would include about eight entitled lots developed for commercial businesses or QSRs by way of a developmental agreement. The agreement would lay out what they would be covering as far as soil tests, roads, getting the utilities to each site and subdivision, and the zoning. They do agree with doing the commercial sizing back on the manufactured housing; and for the TIF, what they are proposing is to set 2025 as the base year for the assessed value; and LaPorte would bring in the water and sewer at the needed capacity. The developer would be funding and overseeing the infrastructure. The TIF would be a 25-year TIF; absorption would be about 3 years, starting with Dollar General, they are aiming to close this year. The proposal is for 75% going to the developer as repayment in cost up front. The first portion, increased assessed value and increased taxes, would be repayment for the development cost, and LaPorte County would also benefit with the additional 25% of the tax monies coming in.

Mark Parkman asked if the sewer and water would be sized just for this project or if it is large enough to encompass the other businesses that are there. Ms. Gaudy responded that they would need it to cover all the businesses coming in, they do not have exact numbers, as it would be dependent on what businesses came in. Jerry Jackson, City of LaPorte Wastewater Superintendent, may be able to answer more of those questions.

Matt Reardon took the podium and stated that the project is still in the process of identifying cost to extend utilities. In answer to Mark Parkman's question about the sizing of utilities, he said that we are going to size those utilities to accommodate much more EDUs than this project alone. He stated that he would recommend that we continue our conversations with this developer and prepare at a minimum the engineer's estimate of probable cost working with Jerry Jackson on extending the utilities to a satisfactory level. He would recommend after that, to work on estimating the new assessed value for the development that is eligible for TIF and have a more in-depth conversation with the developers about TIF bonds, responsibilities, how it is purchased, and the requirements of the county. He also noted that there would be a difference in measuring the minimum cost to serve this project versus the additional cost of pipe to create more capacity.

President Novak asked Attorney DiMartino if there is a way to utilize the small amount that we have left in the 39 North TIF to start this new TIF or to expand it, since it is a continuation. Attorney DiMartino responded that if we were going to continue the TIF, that might be an option and that he would research the matter. He said that if we expand the boundary north, we might be able to capture that. Mr. Reardon stated that he believes that we are going to continue collecting the 39 North through next year, so there will be some additional cash there also. He said that right now our team is going to write the plan. If there is other hardcore engineering to be done, whether it be the developer or the city, there may be a need for funding that.

President Novak stated it seems like a good project. Attorney DiMartino asked Mr. Reardon if the project is going to be mixed-use, is there some type of benefit for the residential part, is it allowed to have a mixed-use residential and commercial TIF area. Mr. Reardon responded that you could. He said the challenge is that, as it stands today, manufactured housing is assessed as personal property. The only way to collect personal property in a TIF district is to make them a named taxpayer. He does not believe it would be worth it to do so. If manufactured housing were

LA PORTE COUNTY REDEVELOPMENT COMMISSION MEETING MINUTES
MARCH 26, 2025

assessed as real property, it would make more sense. Mark Parkman asked if these were single wide lots and were they increased for the new project. Matt Reardon said they were single wide. County Planner Mitch Bishop stated that another hurdle is if they went through a plan unit development that allows for mixed uses, it would require a special exception through the BZA. No approval or motion was needed, as the project is still in discussions.

OTHER BUSINESS

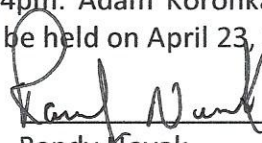
1. Kingsbury Castings and Roadwork

Matt Reardon reported Earl Miller, Kingsbury Castings asked if we were able to get everybody together to fund road improvements, would the Redevelopment Commission help with funding. He told Mr. Miller that they were in the process of identifying all the property owners with the end goal being to do all the roads. The estimated total cost given two or three years ago was \$8 million to do the roadways there, and it is probably \$10 million now. He noted Kingsbury Castings will be procuring bids. He said that the tax abatement request from Nexis, if there is an abatement fee, may be helpful. Mr. Reardon invited Earl Miller to approach the podium.

Earl Miller of Kingsbury Castings stated that those roads are private right now, but the county is using 3rd Road to access the county's EMS tower. President Novak said that he believed it to be an 800-megahertz tower. Mr. Miller said that the county trucks come out there to do maintenance. As far as the consortium of neighbors that have been trying to pave and repair the roads on 3rd and Central together, it would be helpful if the county, as they are using the private road for the small section from Hupp Road to the Kingsbury Castings driveway, could participate in what we are doing. He said that he asked a tenant (Johnson Septic) if he would be willing to participate, and he suggested that we do the paving a little differently. Mr. Miller said that he still needs to get some pricing, but he would like to reapproach the commission at the next meeting with more information. He stated that he believes that it is only fair that, if the county is going to drive on the private road, they should participate in the maintenance of it. President Novak stated he is definitely interested to hear more on the issue, and we appreciate your work on it.

ADJOURNMENT

Jon Carr motioned to adjourn the meeting at 4:44pm. Adam Koronka seconded the motion. The motion carried unanimously. The next meeting will be held on April 23, 2025.



Randy Novak
President

Attest:



Mark Parkman
Secretary