

LA PORTE COUNTY REDEVELOPMENT COMMISSION MEETING MINUTES
JUNE 25, 2025

The La Porte County Redevelopment Commission meeting was held on Wednesday, June 25, 2025, at 4:00 P.M. (CDT) in the Assembly Room #3 of the La Porte County Government Complex, 809 State Street, La Porte, IN 46350.

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 – Absent

Connie Gramarossa – 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; Mike Rosenbaum, LaPorte County Auditor and Mary Jane Thomas, MjThomas & Associates.

APPROVAL OF THE AGENDA

Adam Koronka motioned to approve the agenda. Connie Gramarossa seconded the motion. The motion carried unanimously.

PUBLIC COMMENT

None

APPROVAL OF MINUTES

Connie Gramarossa motioned to approve the May 28, 2025, meeting minutes as presented. Scott Cooley seconded the motion. The motion carried unanimously.

TREASURER'S REPORT

421/I-94 #1 - \$439,572

421/I-94 #2 - \$204,662

KIDC - \$153,307

39 North - \$22,484

Mary Jane Thomas requested authorization to close the U.S. Bank 421 Utility Infrastructure Construction bank account with a current balance of .32 cents. John Carr motioned to close the U.S. Bank 421 Utility Infrastructure Construction bank account. Connie Gramarossa seconded the motion. The motion carried unanimously.

Connie Gramarossa motioned to approve the Treasurer's Report, as presented. Scott Cooley seconded the motion. The motion carried unanimously.

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CLAIMS

<u>TIF</u>	<u>VENDOR NAME</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>	<u>TOTALS</u>
KIDC	MCR Partners	June '25 Professional Services	\$1,000.00	
	Guy S. DiMartino, P.C.	May '25 legal Services	\$1,500.00	
	Cender Dalton	Financial Advisory Services, Inv#11659	\$140.00	
Subtotal				\$2,640.00
US 421 #1	MCR Partners	June '25 Professional Services	\$4,000.00	
	NIPSCO	May '25 – June '25 electrical service	\$87.57	
	NIPSCO	May '25 – June '25 electrical service	\$33.87	
	Cender Dalton	Financial Advisory Services, Inv#11659	\$140.00	
Subtotal				\$4,261.44
39N	MCR Partners	June '25 Professional Services	\$1,000.00	
	Herald – Dispatch	Legal Publication Claims	\$26.81	
	Cender Dalton	Financial Advisory Services, Inv#11659	\$140.00	
Subtotal				\$1,166.81
TOTAL OF REGULAR CLAIMS				\$8,068.25

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 \$2,640.00. 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. Connie Gramarossa motioned to approve the US 421 #1 TIF area claims in the amount of \$4,261.44. John Carr 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 \$1,166.81. Scott Cooley seconded the motion. The motion carried unanimously.

OLD BUSINESS

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

Matt Reardon reported payment has been received from Love's Travel Center for their share of the cost of the generator for the pump station for the extension of utilities provided as part of the 421-utility infrastructure expansion project. He added there are some questions by the Michigan City project engineer related to the connectivity to the new mains and lines recently installed for commercial users. He will work, along with County Planner Mitch Bishop and Michigan City on a solution which may include a check valve and grinder pump as a backflow preventer. President Novak asked if the generator has been ordered. Mitch Bishop responded no, we just received payment and will order now.

Mr. Reardon announced the new hotel is wrapping up the construction activities and he will send an invitation to the new hotel's open house to everybody who participated in the project.

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Mr. Reardon reported Ascent LLC hopes to facilitate a data center at the interchange. He connected them with NIPSCO to pursue their investment for power to the site.

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

Matt Reardon reported the legal descriptions for the easements have been completed and work will begin by mailing a request for donation of easement so the county can invest in the roads. He added he will contact local engineering firms for a cost estimate. He noted some of the roads will require substantial repair.

Mr. Reardon stated Kingsbury attracts several types of projects from power generation to data to manufacturing. Carlton Bishop, LaPorte County Office of Economic Development, will be increasing KIP's web/internet presence by revamping the website. Kingsbury Industrial Park is a large industrial park zoned industrial, and manufacturing and it is a good target for a lot of projects.

President Novak asked for an update on the rail easement. Attorney DiMartino stated there are issues being negotiated with Markman Pete and Attorney Biege. President Novak anticipates an answer at the next Redevelopment Commission meeting next month.

President Novak asked for an update on the expansion of the KIP TIF Allocation Area out along US35. Mr. Reardon stated that an amended resolution to expand the Kingsbury TIF Area will be prepared and presented (with a revised map) for consideration at next month's meeting.

Adam Koronka asked what type of feedback companies provide to Mr. Reardon when they pass on sites for their development in KIP. Some of the bigger projects in manufacturing are power related issues such as cost and timeline. Other projects are a water and sanitary capacity related issue. He noted when KIP was originally developed as an industrial park, it was not for high-capacity water and wastewater industries. John Carr asked if it was because of the lack of road infrastructure access in and out of the park. Mr. Reardon responded yes but he informs the company that new tax increment funds, created by new developments, would be available to possibly create access from the eastern side of the park. He added that LaPorte County has met with Rep. Frank Mrvan about the lack of another access road. Connie Gramarossa stated the county has also met with Senator Todd Young to pursue a solution to this issue.

President Novak asked for an update on the status of the grant application to clean up a county owned site in KIP. Mr. Reardon responded that the project was not awarded a grant. He mentioned Connie Gramarossa had suggested reaching out regarding the Superfund site. He will continue to pursue funding for the environmental assessment and clean-up of the site.

3. 39 N Update – Matt Reardon; MCR Partners

Mr. Reardon reported the senior living center is under construction. The city of LaPorte is continuing with the water improvements that are necessary, and the area will be a nice, developed corridor. He commended the city for their leadership and partnership in the project.

NEW BUSINESS

None

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OTHER BUSINESS

Matt Reardon reported there is continued interest for a proposed hotel and restaurant development near Serenity Springs and SR35/US20. A land swap is being proposed between land owned by the Indiana Department of Transportation and a private owner. He thanked the developers for their positive attitude partnering with Michigan City to extend water and sewer.

Carlton Bishop, representing BAC Marketing and LaPorte County Office of Economic Development, reported there has been discussion with New Carlisle related to LaPorte County's access to water mains from across the county line and upcoming communication for a July meeting.

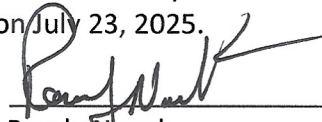
ADJOURNMENT

John Carr motioned to adjourn the meeting at 4:25pm. Scott Cooley seconded the motion. The motion carried unanimously. The next meeting will be held on July 23, 2025.

Attest:



Mark Parkman, Secretary



Randy Novak
President