

# LA PORTE COUNTY REDEVELOPMENT COMMISSION MEETING MINUTES

MAY 28, 2025

The La Porte County Redevelopment Commission meeting was held on Wednesday, May 28, 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 – Absent

Tom Fath – Present

Randy Novak – Present

Mark Parkman – Present

Connie Gramarossa– Absent

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**

Tom Fath motioned to approve the agenda. Mark Parkman seconded the motion. The motion carried unanimously.

## **PUBLIC COMMENT**

Carlton Bishop, LaPorte County Office of Economic Development, announced on behalf of Sims Meat they have moved from a state level USDA inspection to a federal level USDA inspection which allows their processing plant to distribute all over the US. Adding a second shift is being considered in anticipation of the additional volume of business. It was also noted that Sims Meat is in full support of easements or the road itself because they would love to see that taken care of by the county in future years.

Earl Miller, Kingsbury Castings, expressed concern related to the additional traffic and wear on Third Road due to new industrial businesses, county 911 center and county plans to acquire easements for future road improvements. Mr. Miller explained in the past businesses would come together to pay for repairs to the road since the landowners own the roads. Mr. Miller is requesting compensation for those past expenses. President Novak noted once the county acquires easements from the landowners, the state will provide the county with funds to help maintain the roads permanently. Mark Parkman added that a developer in the county does not get compensated for the cost of installing a roadway in its development. It is just turned over to the county upon the development's completion. Mr. Bishop stated Hendricks and Associates has completed all easement surveys and the easement documents will be finalized and prepared for mailing to landowners. Mr. Miller stated the E911 center is using the road and has not paid anything for maintenance costs. Vice-President Adam

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Koronka asked Attorney DiMartino if the state statute related to public roadways and the responsibility of maintaining public roadways will be followed. Attorney DiMartino responded yes, at the time the easements are granted to the county, the approximate 16 miles will be added to the county inventory which will increase the amount the county receives from the state to maintain the county roads. President Novak asked County Planner Mitch Bishop how many road miles are in the LaPorte County inventory. Mr. Bishop responded 1,050 miles. Attorney DiMartino stated until the county acquires the easements, the county cannot make road improvements. He added the E911 issue is a separate matter and should be handled in another form. Mark Parkman explained the county highway department has the equipment and workforce to repair the roads such as grading and filling potholes.

Mark Parkman thanked Matt Reardon (MCR Partners), Mary Jane Thomas (Thomas & Associates), County Auditor Michael Rosenbaum, County Assessor Mike Shultz, County Commissioner Steve Holifield and Carlton Bishop (Office of Economic Development) for attending the Westville Chamber of Commerce Annual Meeting.

### **APPROVAL OF MINUTES**

Adam Koronka motioned to approve the April 23, 2025, meeting minutes as presented. Tom Fath seconded the motion. The motion carried unanimously.

### **COMMUNICATIONS**

- Transmitted April Signed POs to Auditor
- Auditor request for May Treasurer report
- Auditor's office to prepare for May '25 automated POs
- Mail - Auditor's office picked up mail sorted/filed
- H-D re: May '25 claims legal ad publication
- Distributed May 2025 agenda to media
- Paxton Media invoice /status of payments request
- Transmitted docs for posting on web
- Distributed draft May agenda for review/comment
- US Bank statements received/reviewed
- Call NIPSCO for LPCRDC bill amounts
- Call Hendricks/Treasurer office re: Hendricks warrant/filed request for duplicate warrant after discussion with Auditor's office staff
- Communicated with Radtke Engineering for 35/30 Project Proforma

### **TREASURER'S REPORT**

421/I-94 #1 - \$177,719

421/I-94 #2 - \$97,638

KIDC - \$79,549

39 North - \$23,051



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**CLAIMS**

<u>TIF</u>	<u>VENDOR NAME</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>	<u>TOTALS</u>
<b>KIDC</b>	MCR Partners	May '25 Professional Services	\$1,000.00	
	Herald – Dispatch	Legal Publication Claims	\$24.79	
	Cender Dalton	Financial Advisory Services, Inv#11597	\$1,126.93	
<b>Subtotal</b>				<b>\$2,151.72</b>
<b>US 421 #1</b>	MCR Partners	May '25 Professional Services	\$4,000.00	
	NIPSCO	April '25 – May '25 electrical service	\$99.18	
	NIPSCO	April '25 – May '25 electrical service	\$33.87	
	Cender Dalton	Financial Advisory Services, Inv#11597	\$1,126.94	
	US Bank	Bond Paying/Trustee Agent Fee, Inv#7694470	\$1,650.00	
<b>Subtotal</b>				<b>\$6,909.99</b>
<b>39N</b>	MCR Partners	May '25 Professional Services	\$1,000.00	
	Guy S. DiMartino, P.C.	April '25 legal Services	\$1,500.00	
	Cender Dalton	Financial Advisory Services, Inv#11597	\$1,126.93	
<b>Subtotal</b>				<b>\$3,626.93</b>
<b>TOTAL OF REGULAR CLAIMS</b>				<b>\$12,688.64</b>

President Novak read the claims as presented for payment for the Kingsbury Industrial Park (KIDC) TIF area from the Claim Docket. Tom Fath motioned to approve the Kingsbury Industrial Park (KIDC) TIF area claims in the amount of \$2,151.72. 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 \$6,909.99. Tom Fath 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. Tom Fath motioned to approve the 39 North TIF area claims in the amount of \$3,626.93. Mark Parkman seconded the motion. The motion carried unanimously.

**OLD BUSINESS**

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

Matt Reardon reported the CR 300 North utility project wrapping up completion with the transfer of the utilities once the Love's Travel Center cost share of the generator is received. Attorney DiMartino acknowledged a W9 form has been sent to them.

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

Matt Reardon reports 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 noted additional easements may be required but will consider that at a later date. As Attorney DiMartino pointed out, with willing participants (landowners) to grant the easements and in exchange for the county taking care of the roads. The alternative is to do nothing, and the county

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will pave roads that have consensus from landowners. The other option, as Mr. DiMartino commented, is through eminent domain, which is the least desirable alternative, as these roadway easements are for a public purpose. Mr. Reardon stated another option the county might be willing to consider is if landowners would want to pool some money together to improve all the park's roads (meeting county road specifications) and then convey the easements to the county. He explained that property tax is distributed to the county, Township, library and the school board. If there are no improvements that have been made at a facility, no TIF funds are captured from the property taxes and so therefore, there's no resources that the Redevelopment Commission can put into infrastructure. As soon as the county has road easements in their control, public funds can be rightfully spent making these road improvements, new developments will be built in the park and then, new TIF dollars can be used for all the infrastructure whether that's roads and streets or water and sewer.

Matt Reardon stated the RDC has made an offer to Markman for the rail easement and has not gotten a response yet. He added that the existing property owner made requests that they reviewed such as rail safety and the length of blocking access which are items that can be found in the switcher agreement.

Matt Reardon reported that he reached out to Senator Jim Bank's office, and he met with Leann Angerman last week. Carlton Bishop, Office of Economic Development for LaPorte County, hosted a meeting with the commissioners. Both meetings were related to the 1,000 acres that's owned by the federal government. The environmental conditions are unknown, but a request was made to the federal government that if the LaPorte County Redevelopment Commission could get ownership they would focus on developing it which would help drive some of the tougher projects. This request is being made concurrently with the same request of the state of Indiana for the 750 acres of property along Hupp Road. He stated he doesn't know if there's a new administration that may have a different process as the Superfund requirements for FISHER-CALO at Kingsbury. He added there may be a way to do a land swap.

Mark Parkman inquired whether the delay in acquiring road easements is affecting development in the industrial park. Mr. Reardon stated that having high-quality roads would aid potential companies in deciding to develop in the park.

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

Matt Reardon reported that JPR has not rendered their findings related to a lawsuit brought by the state of Indiana against the trailer park. Mr. Reardon added it would be great if they said the trailer park needs to hook up to municipal utilities. The recommendation would be to work with the city of LaPorte to make those connections that were specified in the court case. Hopefully, the trailer park and the commercial developers will develop a joint venture for the US20 and SR39 interchange and a potential utility extension can be discussed.



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**NEW BUSINESS**

**1. Consideration of SR35/US20 Project**

Matt Reardon reported Rich Ostergren is the landowner of property at the SR35 and US20 interchange is in attendance and would like to present plans for a proposed hotel and restaurant development near Serenity Springs. Rich Ostergren and Mr. Gary Radtke, Radtke Engineering and Surveying, LLC, explained the cost for the hotel building and parking lot is about \$10.5 million (\$3,000,000/private investors and \$7.5 million borrowed). The site needs sanitary sewer extended to it from the city of Michigan City and then storm sewer or a detention pond. Cobblestone Hotels of Wisconsin is interested in the project. Chris Hart of Cobblestone Hotels explained the hotel chain has 165 hotels in 27 states, with 3 of those in Indiana. Their focus is on smaller hotels, middle-upper to upper-scale hotels. The building would be a four-story, 54-unit flat roof building with a brick and stone front and they take historical photos from the community for wall décor. The hotel chain offers breakfast, gym equipment/room, boardroom, and a wine and beer lounge. Adam Koronka asked if the hotel is looking for more business travel because our area is more mixed-use, both tourism and industry. Mr. Hart responded that different types of visitors are what they are looking for when choosing a new site for their hotels and the feasibility study that was done had a pretty good mix of all the above, 17% to 23% for each of the different sources of demand.

**OTHER BUSINESS**

Carlton Bishop spoke with New Carlisle and there is an animal clinic near the CVS in LaPorte County that requested a water quote.

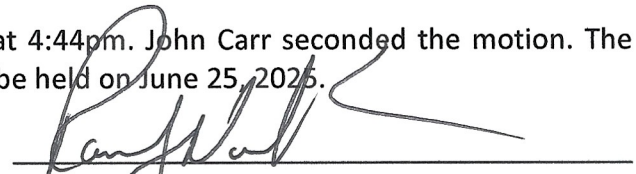
**ADJOURNMENT**

Adam Koronka motioned to adjourn the meeting at 4:44pm. John Carr seconded the motion. The motion carried unanimously. The next meeting will be held on June 25, 2025.

Attest:



Mark Parkman, Secretary

  
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Randy Novak  
President