

LA PORTE COUNTY REDEVELOPMENT COMMISSION MEETING MINUTES

JULY 23, 2025

The La Porte County Redevelopment Commission meeting was held on Wednesday, July 23, 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 – Absent

Scott Cooley – Present

Tom Fath – Present

Randy Novak – Present

Mark Parkman – Absent

Connie Gramarossa– Present

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

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

APPROVAL OF THE AGENDA

Adam Koronka motioned to approve the agenda. Tom Fath seconded the motion. The motion carried unanimously.

PUBLIC COMMENT

Jeff Johnson, Owner of Kingsbury Utilities Corp., expressed his support for LaPorte County's acquisition of KIP road easements to facilitate the maintenance and improvement of the roads.

APPROVAL OF MINUTES

Connie Gramarossa motioned to approve the June 25, 2025, meeting minutes as presented. Adam Koronka seconded the motion. The motion carried unanimously.

TREASURER'S REPORT

421/I-94 #1 - \$432,390

421/I-94 #2 - \$25,887

KIDC - \$153,807

39 North - \$21,484

CLAIMS

TIF	VENDOR NAME	DESCRIPTION	AMOUNT	TOTALS
KIDC	MCR Partners	July '25 Professional Services	\$1,000.00	
Subtotal				\$1,000.00
	MCR Partners	July '25 Professional Services	\$4,000.00	
	Guy S. DiMartino, P.C.	June '25 Legal Services	\$1,500.00	

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US 421 #1	Guy S. DiMartino, P.C.	June '25 Legal Services	\$1,500.00	
	NIPSCO	June '25 – July '25 electrical service	\$80.47	
	NIPSCO	June '25 – July '25 electrical service	\$35.57	
	Herald – Dispatch	Legal Publication Claims	\$24.79	
	Marquiss Electric	Generator	\$49,816.00	
Subtotal				\$55,456.83
39N	MCR Partners	July '25 Professional Services	\$1,000.00	
Subtotal				\$1,000.00
TOTAL OF REGULAR CLAIMS				\$57,456.83

President Novak read the claims as presented for payment for the Kingsbury Industrial Park (KIDC) TIF area from the Claim Docket. Scott Cooley motioned to approve the Kingsbury Industrial Park (KIDC) TIF area claims in the amount of \$1,000.00. 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. Connie Gramarossa motioned to approve the US 421 #1 TIF area claims in the amount of \$55,456.83. Tom Fath seconded the motion. The motion carried unanimously. President Novak added Love's Travel Center has already reimbursed the county for half of the payment (\$24,908.00) being paid to Marquiss Electric for the lift station generator. The city of Michigan City committed to pay \$24,908.00 towards the cost of the generator.

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 \$1,000.00. Scott Cooley seconded the motion. The motion carried unanimously.

OLD BUSINESS

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

Matt Reardon reported that the lift station generator has been installed as part of the 421-utility expansion project. A meeting will be scheduled for the transfer of the new utility infrastructure to the Michigan City Sanitary District.

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

Matt Reardon reported the road easements have been identified and letters requesting a donation of easements for road improvements will be sent to the property owners by certified mail, return receipt requested. Previous property owners that expressed their willingness to donate easements will also receive a letter towards the end of this month.

Mr. Reardon announced two (2) parties have expressed interest in purchasing the property owned by the LaPorte County Commissioners in Kingsbury Industrial Park on Third Line Road. He requested permission to send a letter to the LaPorte County Commissioners to solicit a conveyance of the property to the Redevelopment Commission for the purposes of disposition of the property and to order appraisals of those properties in preparation of the request for proposals. Adam Koronka motioned to authorize Mr. Reardon or Attorney DiMartino to draft a letter for the purpose of requesting disposition of the property and if agreed, to solicit appraisals

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on the property. Tom Fath seconded the motion. The motion carried unanimously. Mr. Reardon added a phase-one environmental report was recently performed on the property.

Mr. Reardon reported that a draft of the declaratory resolution to expand the Kingsbury Industrial Park TIF area has been distributed and the final document will be presented at next month's meeting for consideration. A map was presented reflecting the proposed changes to the area. President Novak asked if the county would retain the easement to the tower. Mr. Reardon responded yes.

3. 39 N Update – Matt Reardon; MCR Partners

Matt Reardon reported the City of LaPorte has been doing a great job with the annexed area near US35 and I94.

Matt Reardon reported there remains 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 added that the Serenity Springs hotel developer has realized the lack of connectivity to public utilities in the area and provided the developer with the plan document the Redevelopment Commission had previously done for the area analyzing the area's utility demands and suggested they contact the city of Michigan City directly about extending utilities.

NEW BUSINESS

1. Consideration of Resolution Number 02-2025 Amending Resolution Number 01-2025 (Transfer funds from TIF 421 #2 to TIF 421 #1) – Mary Jane Thomas

Adam Koronka motioned to read the resolution by title only. Tom Fath seconded the motion. The motion carried unanimously. Attorney DiMartino read the resolution title. Adam Koronka motioned to approve Resolution 02-2025. Connie Gramarossa seconded the motion. The motion carried unanimously.

2. Kingsbury Industrial Park TIF Area expansion map

Matt Reardon presented the Kingsbury Industrial Park TIF Area expansion map for review.

OTHER BUSINESS

None

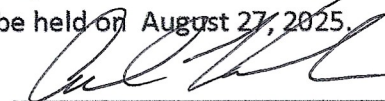
ADJOURNMENT

Scott Cooley motioned to adjourn the meeting at 4:23pm. Adam Koronka seconded the motion. The motion carried unanimously. The next meeting will be held on August 27, 2025.

Attest:



Mark Parkman, Secretary



Randy Novak
Vice-President