

LA PORTE COUNTY REDEVELOPMENT COMMISSION
EXECUTIVE SESSION MEETING MINUTES
AUGUST 27, 2025
3:30 P.M.

An Executive Session of the La Porte County Redevelopment Commission was held at 809 State Street in Assembly Room #3 of the LaPorte County Government Complex, in the City of La Porte, on Wednesday, August 27, 2025, at the hour of 3:30 P.M. (local time), pursuant to notice duly given in accordance with the rules of the Commission and the Indiana Open Door Law.

On call of the roll, the members of the Commission were shown to be present or absent as follows:

MEMBERS' PRESENT: Adam Koronka, John Carr, Scott Cooley, Tom Fath, Mark Parkman, Ex-Officio -Jennifer Farlie

MEMBERS ABSENT: Connie Gramarossa, Randy Novak

OTHERS PRESENT: Attorney Guy DiMartino, RDC Attorney; Mary Jane Thomas, Thomas & Associates; Matt Reardon, MCR Partners.

The Commission discussed strategy with respect to the purchase or lease of real property before a contract or option is carried out.

Vice President Adam Koronka hereby certifies that no topics other than those identified in the notice of Executive Session were discussed on August 27, 2025.

The Executive Session 3:50PM



Adam Koronka
Vice-President

Attest:



Mark Parkman, Secretary

LA PORTE COUNTY REDEVELOPMENT COMMISSION MEETING MINUTES

AUGUST 27, 2025

The La Porte County Redevelopment Commission meeting was held on Wednesday, August 27, 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 Vice-President Koronka 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 – Absent

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

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

PUBLIC COMMENT

None

APPROVAL OF MINUTES

Scott Cooley motioned to approve the July 23, 2025, meeting minutes as presented. Mark Parkman seconded the motion. The motion carried unanimously.

TREASURER'S REPORT

421/I-94 #1 - \$428,241

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

KIDC - \$152,738

39 North - \$18,893

Mark Parkman motioned to approve the treasurer's report. Tom Fath seconded the motion. The motion carried unanimously.

CLAIMS

<u>TIF</u>	<u>VENDOR NAME</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>	<u>TOTALS</u>
KIDC	MCR Partners	August '25 Professional Services	\$1,000.00	
	Cender Dalton	Financial Advisory Services INV #11899	\$68.75	

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Subtotal				\$1,068.75
US 421 #1	MCR Partners	August '25 Professional Services	\$4,000.00	
	NIPSCO	July '25 – August '25 electrical service	\$66.08	
	NIPSCO	July '25 – August '25 electrical service	\$39.77	
	Cender Dalton	Financial Advisory Services INV #11899	\$68.75	
Subtotal				\$4,174.60
39N	MCR Partners	August '25 Professional Services	\$1,000.00	
	Guy S, DiMartino, P.C.	July '25 Legal Services	\$1,500.00	
	Herald – Dispatch	Legal Publications Claims	\$22.26	
	Cender Dalton	Financial Advisory Services INV #11899	\$68.75	
Subtotal				\$2,591.01
TOTAL OF REGULAR CLAIMS				\$7,834.36

Vice-President Koronka 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 \$1,068.75. Mark Parkman seconded the motion. The motion carried unanimously.

Vice-President Koronka read the claims as presented for payment for the US 421 #1 TIF area from the Claim Docket. Tom Fath motioned to approve the US 421 #1 TIF area claims in the amount of \$4,174.60. Scott Cooley seconded the motion. The motion carried unanimously.

Vice-President Koronka 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 \$2,591.01. Mark Parkman seconded the motion. The motion carried unanimously.

OLD BUSINESS

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

Matt Reardon reported that the LaPorte County Department of Engineering continues to work with the city of Michigan City on some punch list item regarding the transfer of the utility extension. The extension of the utilities allows for more development to occur in the targeted area.

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

Matt Reardon reported letters requesting a donation of easements for road improvements were recently sent by certified mail, return receipt requested. Attorney Guy DiMartino has received return receipt cards back confirming at least half of the property owners have received the letters. At the suggestion of Attorney DiMartino, a YouTube video will be released explaining the importance of the donation of the road easements and how the county can secure federal and other funding to make road improvements versus if they do not and why the county could not spend money without the donation of the easements.

Mr. Reardon announced two (2) appraisals were performed for the property on Third Line Road owned by the LaPorte County Redevelopment Commission. A request for proposals will be prepared and advertised. The property has positive qualities such as accessibility, low residential and zoning is M2.

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Mr. Reardon reported the review of the proposed TIF expansion includes all the properties abutting US 6 and the area has been aligned with the property assessed value growth. Carlton Bishop, Office of Community and Economic Development, thanked Senator Todd Young and Congressman Frank Mrvan (and Liz Johnson) for their help in pursuit of the federal properties and the feedback received from the GSA. The parcels are owned by the US Army and it appears there is no active use of the property. Matt Reardon added the expansion of the TIF includes a large amount of area and, if acquired by the county for development, INDOT will be consulted related to necessary stop lights, deceleration and acceleration lanes for a second entrance into Kingsbury Industrial Park.

3. 39 N Update – Matt Reardon; MCR Partners

Matt Reardon will follow up with JPR, trustee of the mobile home park, to find out if they have had a final judgment on the inefficiencies of the sanitary sewers.

Mr. Reardon announced a meeting will be scheduled for the next couple of weeks with Michigan City about extending utilities to the intersection of SR35 and US20 at the request of the developer and the engineer. Mr. Reardon stated he has provided all the information previously studied by the Redevelopment Commission.

NEW BUSINESS

1. Consideration Amending Resolution Number 03-2025 Resolution of the La Porte County Redevelopment Commission Concerning the 2026 Budget Year Determination For Tax Increment for the La Porte County Redevelopment Commission Allocation Areas– Mary Jane Thomas

Attorney DiMartino suggested a motion to read the resolution by title only. Mark Parkman motioned to read the resolution by title only. Scott Cooley seconded the motion. The motion carried unanimously. The resolution was read by title only. Mark Parkman motioned to approve Resolution Number 03-2025 retroactive to July 15, 2025. Tom Fath seconded the motion. The motion carried unanimously.

2. Consideration of legal services contract for READI Grant KIP road owners deed preparation

Scott Cooley motioned to approve the Guy DiMartino legal services contract to be funded by the READI Grant for the KIP road owners deed preparations. Mark Parkman seconded the motion. The motion carried unanimously.

OTHER BUSINESS

None


ADJOURNMENT

Scott Cooley motioned to adjourn the meeting at 4:21p.m. Tom Fath seconded the motion. The motion carried unanimously. The next meeting will be held on September 24, 2025.

Attest:



Mark Parkman, Secretary



Randy Novak
President