

# LA PORTE COUNTY REDEVELOPMENT COMMISSION MEETING MINUTES

## SEPTEMBER 24, 2025

The La Porte County Redevelopment Commission meeting was held on Wednesday, September 24, 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 – Absent

Randy Novak – Present

Mark Parkman – Present

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 Susan Alyea, MjThomas & Associates.

### **APPROVAL OF THE AGENDA**

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

### **PUBLIC COMMENT**

Zach Baker, on behalf of Jeff Johnson, owner of Kingsbury Utility Corporation, would like to donate the road to LaPorte County they own on First Line Road and Hupp Road. Matt Reardon, MCR Partners, stated the proper documents would be prepared to do so and thanked Kingsbury Utility.

### **APPROVAL OF MINUTES**

Scott Cooley motioned to approve August 27, 2025, meeting minutes as presented. Connie Gramarossa seconded the motion. The motion carried unanimously.

### **TREASURER'S REPORT**

421/I-94 #1 - \$449,969

421/I-94 #2 - \$0

KIDC - \$150,213

39 North - \$17,893

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	September '25 Professional Services	\$1,000.00	

**LA PORTE COUNTY REDEVELOPMENT COMMISSION MEETING MINUTES  
SEPTEMBER 24, 2025**

	Guy S, DiMartino, P.C.	August '25 Legal Services	\$1,500.00	
	Herald – Dispatch	Legal Publications Claims	\$25.30	
<b>Subtotal</b>				\$2,525.30
<b>US 421 #1</b>	MCR Partners	September '25 Professional Services	\$4,000.00	
	NIPSCO	August '25 – September '25 electrical service	\$119.87	
	NIPSCO	August '25 – September '25 electrical service	\$39.52	
<b>Subtotal</b>				\$4,159.39
<b>39N</b>	MCR Partners	September '25 Professional Services	\$1,000.00	
<b>Subtotal</b>				\$1,000.00
<b>TOTAL OF REGULAR CLAIMS</b>				<u>\$7,684.69</u>

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 \$2,525.30. Adam Koronka 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. Scott Cooley motioned to approve the US 421 #1 TIF area claims in the amount of \$4,159.39. Mark Parkman 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. Scott Cooley motioned to approve the 39 North TIF area claims in the amount of \$1,000.00. Mark Parkman seconded the motion. The motion carried unanimously.

**OLD BUSINESS**

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

Matt Reardon reported work continues to complete punch list items from the utility extension project so the infrastructure can be transferred to the City of Michigan City. The extension of the utilities allows for more development to occur in the targeted area. He explained that the utility project was a partnership between LaPorte County Redevelopment Commission and Holiday Properties to extend water and sewer lines to allow for growth and development. A hospital was built on the west side of the interchange which is important to LaPorte County. This is a good example of the benefits of having a TIF district when you are focused on providing adequate sewer and water services.

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

Mr. Reardon explained an open meeting was held at 3pm to discuss the roadway project and to allow property owners to ask any questions related to the donation request recently mailed to the owners. There is also a YouTube video which explains the purpose of the request. LaPorte County cannot access federal or state dollars to spend money on property it does not own or control. In exchange for the donation of land the county plans to upgrade the roadways to attract new businesses in the industrial park.

Carlton Bishop reported Alexander Chemicals is holding a groundbreaking which will be held October 15<sup>th</sup> at 2:00 PM for an expansion and celebrating their 75-year anniversary.



**LA PORTE COUNTY REDEVELOPMENT COMMISSION MEETING MINUTES**  
**SEPTEMBER 24, 2025**

Mr. Reardon added the rail tracks are done, and the rail bridge is undergoing testing today. JBC Rail will be attending next month's Redevelopment Commission meeting to give an update on the rail extension and switcher operations. Mr. Reardon thanked JBC Rail and Ed Lindborg for their investments with rail extensions in KIP.

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

Mr. Reardon reported his team will be working with the development entity that came to give a presentation two months ago regarding a hotel and restaurant. The developer is interested in a land swap with the Indiana Department of Transportation and Mr. Reardon will assist them with the request. They will provide a survey and an easement of the property to be traded, and he encouraged them to continue their dialogue with Michigan City utilities. Mark Parkman added that the extension of sewer lines by Michigan City is currently under construction in the area.

**NEW BUSINESS**

None

**OTHER BUSINESS**

LaPorte County Planner Mitch Bishop announced the Regional Sewer District has scheduled a groundbreaking for the extension of sewer lines to Saugany Lake area on October 14th at 1:00 PM at the Saugany Lake Conservation Club. Also, an open house will be held for the LaPorte County Comprehensive Plan on October 14<sup>th</sup> from 5pm-7pm in Assembly Room 3.

**ADJOURNMENT**

Scott Cooley motioned to adjourn the meeting at 4:18p.m. Mark Parkman seconded the motion. The motion carried unanimously. The next meeting will be held on October 22, 2025.

Attest:



Mark Parkman, Secretary

  
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Adam Koronka  
President