

LA PORTE COUNTY REDEVELOPMENT COMMISSION MEETING MINUTES
OCTOBER 22, 2025

The La Porte County Redevelopment Commission meeting was held on Wednesday, October 22, 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

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

APPROVAL OF THE AGENDA

Tom Fath motioned to approve the agenda with an amendment adding the election of the Vice-President. Connie Gramarossa seconded the motion. The motion carried unanimously.

President Koronka announced Randy Novak will replace Rep. Patricia Boy as the State Representative for Indiana House District 9 and wished him the best in his endeavors.

ELECTION OF VICE PRESIDENT

President Koronka opened the floor to nominations for Vice-President of the La Porte County Redevelopment Commission. John Carr motioned to nominate Secretary Mark Parkman for Vice-President. Connie Gramarossa seconded the motion. The motion carried unanimously.

John Carr motioned nominating Connie Gramarossa as Secretary of the La Porte County Redevelopment Commission. Connie Gramarossa declined. Mark Parkman motioned nominating Tom Fath as Secretary. John Carr seconded the motion. The motion carried unanimously.

PUBLIC COMMENT

None

APPROVAL OF MINUTES

Connie Gramarossa motioned to approve September 24, 2025, meeting minutes as presented. Tom Fath seconded the motion. The motion carried unanimously.

TREASURER'S REPORT

421/I-94 #1 - \$445,817

421/I-94 #2 - \$0

KIDC - \$140,874

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39 North - \$15,372

Scott Cooley motioned to approve the treasurer's report. Connie Gramarossa 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	October '25 Professional Services	\$1,000.00	
	Vale Appraisal Group	Market Value Appraisal for 6957 3rd Line Rd, Inv#2025-10-09-01	\$4,200.00	
Subtotal				\$5,200.00
US 421 #1	MCR Partners	October '25 Professional Services	\$4,000.00	
	NIPSCO	Sept '25 – October '25 electrical service	\$111.64	
	NIPSCO	Sept '25 – October '25 electrical service	\$40.19	
Subtotal				\$4,151.83
39N	MCR Partners	October '25 Professional Services	\$1,000.00	
	Guy S, DiMartino, P.C.	September '25 Legal Services	\$1,500.00	
	Herald – Dispatch	Legal Publications Claims	\$20.74	
Subtotal				\$2,520.74
TOTAL OF REGULAR CLAIMS				<u>\$11,872.57</u>

President Koronka read the claims as presented for payment for the Kingsbury Industrial Park (KIDC) TIF area from the Claim Docket. Mark Parkman motioned to approve the Kingsbury Industrial Park (KIDC) TIF area claims in the amount of \$5,200.00. Scott Cooley seconded the motion. The motion carried unanimously.

President Koronka 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 \$4,151.83. Scott Cooley seconded the motion. The motion carried unanimously.

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 \$2,520.74. 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 for the conveyance of the utilities related to the 300N utility extension project. Construction on the hotel is wrapping up and announced a ribbon cutting ceremony should be announced soon.

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

Matt Reardon congratulated Alexander Chemical's for their 75th anniversary. He noted they have invested over \$40 million within the last two to three years at their international headquarters in Kingsbury Industrial Park. Interestingly, they provide chemicals for the purification of the city of Chicago water system, which is great.

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Mr. Reardon reported his team continues to work with landowners regarding the roadway donations at Kingsbury Industrial Park but unfortunately, landowners are resisting. In exchange for the donation of land the county plans to upgrade the roadways to attract new businesses in the industrial park. LaPorte County cannot access federal or state dollars to spend money on the roadways because the county does not own or control. He explained there are no public roadways in Kingsbury Industrial Park, which brings up a lot of questions from a development standpoint, how do people run a business when they or customers cannot get to their property? When they do, whose property are they driving on? Are there agreements between property owners to drive on or across these properties? Are there liabilities on both sides of the road? The county's goal is to own each of the roads, to perfect ownership, to provide public access and to create a pathway to generate revenue and resources from grants and tax increment financing to pave those roads. Mr. Reardon stated it is still the recommendation that without the donations of these properties there should not be and cannot be expenditure of public funds on property not owned or controlled by the county. He urged owners to come forward to donate the property and be a part of the success only they can provide for the creation of these public ways which will increase marketability of property. Around fifteen years ago, this same effort by the county seemed to be proudly rejected by the owners also.

Vice-President Parkman asked what kind of responses were received from the roadway donation request sent certified mail to property owners. Mary Jane Thomas responded sixty-one (61) certified mailed roadway donation request were sent that included a letter with an explanation of Redevelopment Commission's goal of improving and maintaining the roads similar to other county roads. The request included a letter the owner could sign and return, if they agreed to donate the land to the county. Out of the sixty-one (61) offers mailed, seven (7) of the return receipts have not been returned, indicating they were not received by the owner and eight (8) owners have agreed so far to donate their property to the county. Connie Gramarossa asked if they were on the same road. Ms. Thomas responded no. Mark Parkman asked if the cover letter provided enough detail as to the county's request. Attorney DiMartino responded yes. Mr. Parkman stated at his farm, the property line goes to the center of the road. The county has a right of way, but I own to the center of the road. He asked why is that not any different? Attorney DiMartino responded no right of ways have been granted in Kingsway Industrial Park. He added there are issues with the county acquiring funding with only a right of way. Also, when the next person buys the property he or she can remove the right of way granted by a previous owner. Connie Gramarossa stated the road must be owned by the county, added to the county's road inventory, to get credit from the state government for funding to work on the roads. Mr. Reardon said we will keep working and hopefully get this sorted out. Attorney DiMartino suggested Mr. Parkman may be able to help by connecting with the property owners and explaining the advantage of agreeing to the donation of property for roadway improvements. He also suggested focusing on getting donations for one road at a time and making improvements that will show the benefits to the owners. Mr. Reardon suggested a broker or brokerage would most likely recommend their clients should not buy and/or close on property you technically have no access to. Another informational session may be scheduled in the future for interested parties. Mr. Reardon reminded everyone that Kingsbury Industrial Park has the only M2 zoned properties in La Porte County. Condemnation and eminent domain for public purposes is costly, and the timeline would be rigorous. He wouldn't recommend it without a particular project in mind.

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He reported appraisals came back for the county owned property on Third Line Road, one in the \$400,000 range, the other one was in the \$300,000 range. He will review the market and come back next month with a recommendation for the Redevelopment Commission such as advertising Request for Proposals (RFP) for interest by existing or adjoining property owners or the marketplace. The recently completed appraisals for the property and the environment Phase One report, with some directives, are available for review.

3. 39 N Update – Matt Reardon; MCR Partners

Matt Reardon announced the 39 North TIF area activity is winding down and this is the last year the Redevelopment Commission will receive any funding from the area as the city has annexed the area. The city created a TIF area.

Mr. Reardon stated further to the north, County Commissioner Haney had reported a potential project lacking sewer and water availability. Carlton Bishop (Office of Community and Economic Development) is working to figure out how we can help with this issue. He added the Commission had discussed extending a TIF district or development area near US20 and SR39. They will reach out to the city of LaPorte to inquire about the possibility of extending water and sewer lines.

Mr. Reardon reported the court findings have not been received related to utility issues for the mobile home park. Once they are received, that will help with decision making for the best way to resolve the issue.

4. 35/I-94 TIF Update – Matt Reardon; MCR Partners

The owner of the property near Serenity Springs is still working on a proposed development. Carlton Bishop has been providing guidance and having discussions directly with Michigan City Water and Sanitary. The owner is very focused on their project alone, whereas our focus is much broader on managing growth and development at the interchange. If they can work through a pathway with Michigan City's utilities' that would be great.

NEW BUSINESS

1. Presentation JBC Rail

Matt Reardon explained that JBC Rail was selected about 4 1/2 years ago to be the rail switcher for Kingsbury Industrial Park (KIP). JBC Rail was also awarded the build, operate, transfer for the rail bridge. Mr. Reardon introduced Kimberly Carroll, owner of JBC Rail. Kimberly Carroll announced the loss of her husband and JBC Rail partner, Jim Carroll earlier this year. She stated the company continues to have the same vision and will continue to invest in bringing new businesses to the park. Her team, Brandon, Doug and Bill Broyles held everything up and continued with the rail switching during this time. On April 1, 2024, CSX partnered with JBC Rail to move goods into and out of the park. The rail switcher agreement is expiring soon and JBC Rail would like an extension of the switcher agreement with the county. With the success with one Class 1 railroad, she explained JBC Rail has invested another \$2 million into a second Class 1 railroad. She believes that KIP will be the next intermodal out of Chicago. She added they are just waiting for the government to reopen to get their Federal Railroad Association (FRA) approval for JBC Rail to become a Class A common carrier. She reported that JBC Rail needs the switcher agreement with the county to be renewed for another five (5) years to recover their investment in the last 18 years, and to repay the county \$500,000 from its share of the project, in addition to sharing the revenue from car switching fees with the county. Mark Parkman asked if the county's share of the rail cars fees it

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receives will increase. Attorney DiMartino shared after his review of the contract; he will provide the commission members options for their consideration of the renewal of the switcher agreement. She stressed with the renewal of the agreement, the county will receive more than the original investment back and Kingsbury Industrial Park will make LaPorte County proud. Bill Broyles, JBC Rail consultant and a railroad expert, explained he also believes Kingsbury Industrial Park will soon be exploding with rail business.

2. Consideration of RQAW proposal for 421 Utilities project – Attorney Guy Di Martino

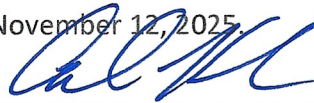
Attorney DiMartino explained that the 300 North utility project has been going on for many years and it has gone through three Michigan City administrations and went through several different contractors, construction engineers and project managers. That said, issues have developed which prevent the conveyance of the utilities, a few easements that are not included on the deeds were not followed through, permits not issued and an issue with the grinders along the county road. He reported that Attorney Joel Harris worked with him to develop a plan moving forward to finalize these items which includes reengaging with RQAW, the engineers for the project, for a not to exceed \$10,000. Attorney DiMartino stated he believes it is in the best interest of the county and it would cost a lot more money to go on a different route. John Carr motioned to allow Attorney DiMartino to reengage RQAW, not to exceed \$10,000, for the sewer line project. Connie Gramarossa seconded the motion. The motion carried unanimously.

OTHER BUSINESS

None

ADJOURNMENT

Scott Cooley motioned to adjourn the meeting at 4:57p.m. John Carr seconded the motion. The motion carried unanimously. The next meeting will be held on November 12, 2025.



Attest:

Adam Koronka
President

Tom Fath, Secretary