

**LA PORTE COUNTY REDEVELOPMENT COMMISSION MEETING MINUTES
FEBRUARY 28, 2026**

The La Porte County Redevelopment Commission meeting was held on Wednesday, February 25, 2026, 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 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

Jennifer Heath – Present

Mark Parkman – Present

Connie Gramarossa– Absent

Brett Kessler – Present

Dr. Aaron Owey, La Porte Community Schools Ex-Officio – Present

Others Present: Matt Reardon, MCR Partners; Mary Jane Thomas, MjThomas & Associates; Mike Rosenbaum, County Auditor, Bailey Tombers and Carlton Bishop.

APPROVAL OF THE AGENDA

Mark Parkman motioned to approve the agenda as presented. Jennifer Heath seconded the motion. The motion carried unanimously.

PUBLIC COMMENT

None

APPROVAL OF MINUTES

Jennifer Heath motioned to approve January 28, 2026, meeting minutes as presented. Brett Kessler seconded the motion. The motion carried unanimously.

TREASURER'S REPORT

421/I-94 #1 - \$493,934

421/I-94 #2 - \$0

KIDC - \$177,465

39 North - \$9,413

Mary Jane Thomas noted that JBC Rail has repaid \$58,200.00 of the \$525,000 loan to the county. Remaining balance due is \$466,800.00. Jennifer Heath motioned to approve the treasurer's report. Mark Parkman 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	February '26 Professional Services	\$1,000.00	
Subtotal				\$1,000.00

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US 421 #1	MCR Partners	February '26 Professional Services	\$4,000.00	
	NIPSCO	January '26 – Feb '26 Acct#942-289-003-0 Electrical Service	\$40.46	
	NIPSCO	January '26 – Feb '26 Acct#523-929-001-7 Electrical Service	\$131.98	
	NIPSCO	January '26 – Feb '26 Acct#385-779-004-0 Electrical Service	\$73.36	
	Guy DiMartino, PC	February 2026, Legal Services	\$1,500.00	
	Herald-Dispatch	Claims Legal Publication	\$44.18	
	Flow-Technics	Pulling Pump, Visual Evaluation on Site, Pump Back in Place	\$1,400.00	
Subtotal				\$7,189.98
39N	MCR Partners	February '26 Professional Services	\$1,000.00	
Subtotal				\$1,000.00
TOTAL OF REGULAR CLAIMS				\$9,189.98

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 \$1,000.00. Mark Parkman 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. Mark Parkman motioned to approve the US 421 #1 TIF area claims in the amount of \$7,189.98. Scott Cooley seconded the motion. The motion carried unanimously. Mark Parkman pointed out the NIPSCO gas delivery charge is extremely high given the low amount of gas used. Brett Kessler suggested propane could be used instead for a lower cost.

President Koronka read the claims as presented for payment for the 39 North TIF area from the Claim Docket. Jennifer Heath motioned to approve the 39 North TIF area claims in the amount of \$1,000.00. Brett Kessler seconded the motion. The motion carried unanimously.

OLD BUSINESS

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

Matt Reardon provided an update on the 300N utility project. RDC Attorney DiMartino is attending the Michigan City Sanitary District meeting this evening related to the transfer of the utilities.

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

Matt Reardon presented a “Legal Notice of Sale of Real Estate for Private Redevelopment” which outlines the proposed property disposition requirements. The 14-acre parcel in KIP has a minimum bid price of \$399,500 (based on the average of the two appraisals) and respondents have 30 days to respond. Brett Kessler asked if providing the plans for the ingress and egress is required for the purchase of the property. Mr. Reardon responded yes, the bidder must provide information relating to proposed ingress and egress to the site and the integration and/or separation of the County 911 Communications Tower parcel (and provide for and maintain access to the tower). He pointed out that redevelopment commissions face fewer property disposition requirements than other county operations. Mr. Reardon is a broker but will not make a brokerage fee and will post the property on his website, LoopNet, and Cressy.

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Mr. Reardon reported that JBC Rail has received their Private Carrier notification from the Federal Railroad Administration (FRA). A full car/empty car rate will be posted as appropriate. CSX Railroad will announce to their customers the classification of the Kingsbury Industrial Park for ease of rail access and the connectivity to CN.

3. 39 N Update – Matt Reardon; MCR Partners

Mr. Reardon announced a ribbon cutting will be held on March 13th for the Bell Largo assisted living facility located north of the 39N and Indiana Toll Road intersection. Originally in the county redevelopment area, LaPorte County provided \$67,000 in incentives for some of the off-site on-site roadway development and city of Laporte annexed the area with the extension of utilities. Mr. Reardon reported his team will follow up with JPR's study of extending utilities to the intersection of 39N and US Hwy 20 for future development opportunities.

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

Matt Reardon stated he understands that Michigan City is pursuing grant funding for water and sewer infrastructure. Mr. Reardon hopes that the funding will extend utilities to State Road 35 and I-94, which will provide utilities for the Cobblestone Hotel development. The developer offered a land swap to INDOT although has not received a response yet.

NEW BUSINESS

1. Consideration of Flow Technics Proposal - Guy DiMartino

Mr. Reardon presented a proposal for Flow Technics to repair the 300N lift station pump. Mark Parkman motioned to approve the Flow Technics proposal to repair the pump in the amount of \$2,721.00. Brett Kessler seconded the motion. The motion carried unanimously.

2. Consideration of authorization for property disposition; 6957 3rd Line Road, KIP- Matt Reardon, MCR Partners

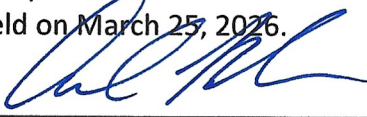
Matt Reardon explained that the legal notice to sell real estate will be published for 30 days with the offers accepted at the April 22nd Redevelopment Commission meeting. President Koronka asked if the 14-acre parcel is contributing to the TIF area. Reardon responded no, due to the county's tax-exempt status. The redevelopment of the property will contribute to the TIF area by improving the site and the tax revenue associated with the parcel. A Phase One Environmental Review report is also available for review. Mark Parkman motioned to publish the legal notice for the sale of property. Jennifer Heath seconded the motion. The motion carried unanimously.

OTHER BUSINESS

None

ADJOURNMENT

Jennifer Heath motioned to adjourn the meeting at 4:32 p.m. John Carr seconded the motion. The motion carried unanimously. The next meeting will be held on March 25, 2026.



Adam Koronka, President

Attest:



Connie Gramarossa, Secretary