

LA PORTE COUNTY REDEVELOPMENT COMMISSION MEETING MINUTES
MARCH 25, 2026

The La Porte County Redevelopment Commission meeting was held on Wednesday, March 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– Present
Brett Kessler – Present
Dr. Aaron Owney, La Porte Community Schools Ex-Officio – Absent

Others Present: Attorney Guy DiMartino, RDC Attorney; Matt Reardon, MCR Partners; Mary Jane Thomas, MjThomas & Associate and Carlton Bishop.

APPROVAL OF THE AGENDA

Connie Gramarossa motioned to approve the agenda as presented. Scott Cooley seconded the motion. The motion carried unanimously.

PUBLIC COMMENT

None

APPROVAL OF MINUTES

Connie Gramarossa motioned to approve February 25, 2026, meeting minutes as presented. John Carr seconded the motion. The motion carried unanimously.

TREASURER'S REPORT

421/I-94 #1 - \$406,529
421/I-94 #2 - \$0
KIDC - \$177,465
39 North - \$6,888

It was noted, there are typically 3 NIPSCO bills each month, but one bill had a billing adjustment in the amount of a \$72 credit. Therefore, no amount was due this month and we have a \$14 credit for next month.

Jennifer Heath motioned to approve the treasurer's report. Connie Gramarossa seconded the motion. The motion carried unanimously.

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CLAIMS

<u>TIF</u>	<u>VENDOR NAME</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>	<u>TOTALS</u>
KIDC	MCR Partners	March '26 Professional Services	\$1,000.00	
	IdeaSeat Marketing and Advertising	NIPSCO Video	\$150.00	
Subtotal				\$1,150.00
US 421 #1	MCR Partners	March '26 Professional Services	\$4,000.00	
	NIPSCO	February '26 – Mar '26 Electrical Service, Acct#942-289-003-0	\$40.42	
	NIPSCO	February '26 – Mar '26 Electrical Service, Acct#523-929-001-7	\$128.43	
	Flow-Technics	Repair Pump	\$2,690.00	
Subtotal				\$6,858.85
39N	MCR Partners	March '26 Professional Services	\$1,000.00	
	Guy DiMartino, PC	March 2026, Legal Services	\$1,500.00	
	Herald-Dispatch	Claims Legal Publication	\$25.47	
Subtotal				\$2,525.47
TOTAL OF REGULAR CLAIMS				\$10,534.32

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 \$1,150.00. 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 \$6,858.85. John Carr 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 \$2,525.47. John Carr seconded the motion. The motion carried unanimously.

OLD BUSINESS

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

Attorney Guy DiMartino provided an update on the utility transfer to the Michigan City Sanitary District. Easements have been secured and are in the process of recording. Upon completion, final transfer documents will be recorded, and NIPSCO billing responsibilities will cease. Completion was anticipated by the April or May meeting at the latest.

Mark Parkman asked for the status on the outstanding invoice of \$75,000 related to a prior agreement with a developer. Mr. Reardon responded that the matter remains unresolved and will continue to be pursued. He added that the developer will not be allowed to develop property in LaPorte County until this is rectified.

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

Matt Reardon clarified railroad terminology, noting that the JBC Rail is a Federal Railroad Administration (FRA) regulated private switcher rather than a Class I, II, or III rail carrier. He explained discussions are ongoing to develop a fair fee system with rail users and progress toward finalizing agreements involving CN, JBC Rail and neighboring property owners. Mark Parkman noted the rail crossings are in need of safety improvements, including the need for railroad crossing signage. Mr. Reardon stated quotes will be gathered for the signs and placement of the signs discussed with the county highway department. Mark Parkman also asked who oversees the rail extension in KIP. Mr. Reardon responded that JBC Rail, the rail switcher, has a sidetrack agreement with CSX. He noted that Southshore will always be able to serve their customers. It was noted that another repayment from JBC Rail should be received by the county soon for the county's investment into the rail extension.

Matt Reardon reported on the marketing and listing of RDC 14.46-acre property is currently advertised on LoopNet, CoStar and Cressy and the offers are scheduled to be received at next month's meeting.

Mr. Reardon provided an update on large-scale energy and data projects. His team has been working directly with NIPSCO to identify pathways to develop powered land and to promote development of data along with battery or any other type of energy generation. It was noted that the property is zoned heavy industrial. The developer has connected with Kingsbury Utility Corporation as it relates to water and sanitary. Mark Parkman asked if there was consideration for a solar panel to be installed on the roof. Mr. Reardon responded it was researched although green space would help eliminate runoff and stormwater issues.

3. 39 N Update – Matt Reardon; MCR Partners

Mr. Reardon reported that the City of La Porte annexed the area with the extension of utilities. The Bell Largo assisted living facility located north of the 39N and Indiana Toll Road intersection, recently held a grand opening. The project was a successful partnership between La Porte County and the City of La Porte.

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

Matt Reardon reported that the developer has not received a response from INDOT related to the land swap offer. The potential development would include a Cobblestone Hotel.

NEW BUSINESS

1. 300N Utility Transfer to Michigan City Sanitary District - Guy DiMartino

Please see discussion above (*Old Business - 421/I94 TIF Project Update*)

2. LPCRDC 3rd Line RFP -Matt Reardon: MCR Partners

Please see discussion above (*Old Business - Kingsbury Industrial Park (KIP) Update*)

3. Consideration of LPCRDC Annual Report & Overlapping Units Report FY 2026-Daniel Dalton; Cender/Dalton.

Daniel Dalton (Cender/Dalton) presented the 2025 Annual Report, required by Indiana Statute, which contains financial information as well as the listing of all the parcels for all the TIF areas. Brett Kessler mentioned the Redevelopment Commission members listed in the report have a few

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corrections to be made. Mr. Dalton stated those will be corrected. This report is uploaded to the Indiana Gateway website.

4. **Consideration of Capture Resolution 01-2026**

Brett Kessler made a motion to read Resolution 01-2026 by title only. Connie Gramarossa seconded the motion. The motion carried unanimously. Resolution 01-2026 was read by title only. John Carr then motioned to approve Resolution 01-2026. Brett Kessler seconded the motion. The motion carried unanimously.

LAPORTE COUNTY, INDIANA REDEVELOPMENT COMMISSION

RESOLUTION NO. 01-2026

**RESOLUTION OF THE LAPORTE COUNTY REDEVELOPMENT
COMMISSION CONCERNING THE 2027 BUDGET YEAR
DETERMINATION FOR TAX INCREMENT FOR THE LAPORTE
COUNTY REDEVELOPMENT COMMISSION ALLOCATION AREAS**

WHEREAS, the LaPorte County Redevelopment Commission (the "Commission"), has previously established the I-94/U.S. 421 No. 1 Allocation Area, the I-94/U.S. 421 No. 2 Allocation Area, the Kingsbury Industrial Park Allocation Area, and I-94 U.S. 35 Allocation Area (the "Allocation Areas") for purposes of capturing tax increment pursuant to Indiana Code 36-7-14-39 (the "Tax Increment");

WHEREAS, pursuant to Indiana Code 36-7-14-39 and 50 IAC 8-2-4, the Commission is required to make a determination on Tax Increment and notify overlapping taxing units as well as the LaPorte County Auditor and also the County Council (the "County Council") of LaPorte County, Indiana, as the fiscal body of the County, which created the Commission; and

WHEREAS, with respect to the Allocation Areas, for budget year 2027, the Commission has determined the amount of the Tax Increment projected to be collected in 2027 as well as the amount of Tax Increment needed in 2027 to meet the Commission's outstanding debt service or lease payment obligations, to pay for projects that are located in or directly serve or benefit the Allocation Areas, and to meet other purposes permitted by Indiana Code 36-7-14-39(b)(3);

NOW, THEREFORE, BE RESOLVED BY THE LAPORTE COUNTY REDEVELOPMENT COMMISSION AS FOLLOWS:

SECTION ONE: The Commission has determined that all potential captured assessment (as defined in 50 IAC 8-1-16) with respect to the Allocation Areas

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for the January 1, 2026 assessment date (for budget year 2027) shall be captured assessment (as defined in 50 IAC 8-1-10), and overlapping taxing units as well as the LaPorte County Auditor and the County Council will be provided written notice of such determination pursuant to Indiana Code 36-7-14-39(b)(4)(B).

SECTION TWO: This Resolution shall take effect, and be in full force and effect, from and after its passage and approval by the Commission.

ALL OF WHICH IS PASSED AND RESOLVED by the LaPorte County, Indiana, Redevelopment Commission on March 25, 2026.

OTHER BUSINESS


None

ADJOURNMENT

Scott Cooley motioned to adjourn the meeting at 4:47 p.m. Jennifer Heath seconded the motion. The motion carried unanimously. The next meeting will be held on April 22, 2026.



Adam Koronka, President

Attest: 

Connie Gramarossa, Secretary