

LA PORTE COUNTY REDEVELOPMENT COMMISSION MEETING MINUTES

April 22, 2026

The La Porte County Redevelopment Commission meeting was held on Wednesday, April 22, 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 – Absent

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

Jennifer Heath motioned to amend and approve the agenda with the addition of “New Business - Joint undertaking agreement between the La Porte County Redevelopment Commission and the La Porte Redevelopment Commission”. Connie Gramarossa seconded the motion. The motion carried unanimously.

PUBLIC COMMENT

None

APPROVAL OF MINUTES

Mark Parkman motioned to approve March 25, 2026, meeting minutes as presented. Brett Kessler seconded the motion. The motion carried unanimously.

TREASURER’S REPORT

421/I-94 #1 - \$397,985

421/I-94 #2 - \$0

KIDC - \$172,842

39 North - \$4,942

I94/35 - \$10,000

Connie Gramarossa motioned to approve the treasurer’s report. Jennifer Heath 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	April '26 Professional Services	\$1,000.00	
	Guy S. DiMartino, PC	April 2026, Legal Services	\$1,500.00	
	Herald-Dispatch	Claims Legal Publication	\$26.51	
	Cender/Dalton	Financial Advisory Services, Invoice #12526	\$945.83	
Subtotal				\$3,472.34
US 421 #1	MCR Partners	April '26 Professional Services	\$4,000.00	
	NIPSCO	March '26 – April '26 Acct#942-289-003-0 Electrical Service	\$40.42	
	NIPSCO	March '26 – April '26 Acct#523-929-001-7 Electrical Service	\$127.25	
	RQAW/DCCM	Utility Extension, Transfer of Ownership Assistance, Invoice #8552	\$3,450.00	
	Cender/Dalton	Financial Advisory Services, Invoice #12526	\$945.83	
Subtotal				\$8,563.50
39N	MCR Partners	April '26 Professional Services	\$1,000.00	
	Cender/Dalton	Financial Advisory Services, Invoice #12526	\$945.84	
Subtotal				\$1,945.84
TOTAL OF REGULAR CLAIMS				\$13,981.68

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 \$3,472.34. Jennifer Heath 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 \$8,563.50. Brett Kessler 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. Jennifer Heath motioned to approve the 39 North TIF area claims in the amount of \$1,945.84. John Carr seconded the motion. The motion carried unanimously.

OLD BUSINESS

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

Matt Reardon reported that the Michigan City Utilities have signed the transfer of utilities agreement. All outstanding items have been resolved. Attorney Guy DiMartino added that the easements were transferred to the Michigan City Sanitary District, and the final transfer documents are expected soon. La Porte County Planner Mitch Bishop stated there was one outstanding invoice (D & M Excavating) for work to remove the solids in the pit for the lift station in the amount of \$510.00 which will be presented for payment at next month's meeting.

The Home2 Suites hotel appears to be nearly complete. An opening date has not yet been confirmed, but the project is close to completion. Like other developments in the area, it was made possible by the extension of water and sewer service.

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

Matt Reardon reported significant development and rail activity at Kingsbury Industrial Park. He stated that, once processed by CSX, JBC Rail will submit a payment of \$136,950, reducing the remaining balance owed. He added that JBC Rail plans to attend the July meeting to provide a progress update.

Mr. Reardon reported that JBC Rail's efforts to partner with CN are ongoing despite extensive procedural requirements. He also noted that, following a suggestion at the last meeting, the county highway department is addressing the installation of safety signs.

Mr. Reardon reported that the council recently approved an abatement for an \$88,000,000 project. He added that funding is also expected from the Nexus project. He noted that this amount due represents half of the balance. He has recently reviewed the paperwork and said payment is expected by electronic funds transfer once the payer is set up as a county client, a process that is now being completed.

Mr. Reardon said the funds should be received soon and will be set aside from the regular TIF budget for tracking purposes, as they differ from standard TIF funds.

3. 35/I-94 TIF Update – Matt Reardon; MCR Partners

Matt Reardon reported there has been no movement from INDOT on the proposed land swap related to the hotel and redevelopment by Serenity Springs. He noted that INDOT appears to be actively using the site, which would make relocation difficult. He said this situation differs from the frontage road near Michigan City, where the property was not being used. He added that adequate water and sewer service will be essential for any future development of the site.

NEW BUSINESS

1. Joint undertaking agreement between the La Porte County Redevelopment Commission and the La Porte Redevelopment Commission

Matt Reardon explained that a joint undertaking agreement between the La Porte County Redevelopment Commission and the La Porte Redevelopment Commission was presented for consideration. He explained that the agreement relates to a Microsoft-related development project involving property now annexed into the City of La Porte. He noted that all affected landowners agreed to annexation and that the city is moving forward with plans for a TIF district to support future development. It was stated that, under the agreement, the city redevelopment commission would allocate the county share of captured tax increment to the county redevelopment commission for purposes permitted by Indiana law. He emphasized that the arrangement requires continued cooperation, reporting, and oversight by both entities. It was noted that the agreement went through several revisions to address city and county concerns, and that the parties intend to move forward if approved by the La Porte County Redevelopment Commission.

It was noted that Bert Cook, La Porte Redevelopment Commission, and Matt Reardon worked diligently on the agreement, which supports projects benefiting both the city and county, including Kingsbury Industrial Park. President Koronko thanked Attorney Guy DiMartino and the Barnes and Thornburg legal advisors for their hard work. Attorney DiMartino noted that a minor correction is needed in the dispute resolution section on page 4, but it will not affect the signature pages. He also recommended signing two

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originals, so each party retains a copy. Mark Parkman motioned to approve the joint undertaking agreement with the LaPorte Redevelopment Commission and LaPorte County Redevelopment Commission. John Carr seconded the motion. The motion carried unanimously. Mr. Reardon said the joint agreement will be added to the LaPorte Redevelopment Commission agenda for the April 29, 2026, meeting.

Mark Parkman thanked Mr. Reardon for his responsiveness and for the time and effort he has devoted to the commission's work.

OTHER BUSINESS

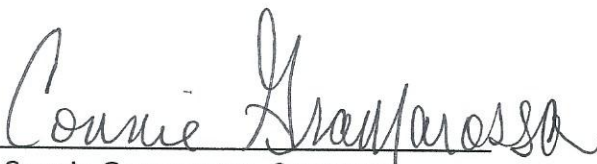
Mr. Reardon reported that real estate remains actively marketed nationwide. He noted there have been direct inquiries, including from a neighboring property owner, and that the listing continues to appear on Cressy and LoopNet. He added that he shared the advertisement and explained the sale process to interested parties.

ADJOURNMENT

Connie Gramarossa motioned to adjourn the meeting at 4:22 p.m. Brett Kessler seconded the motion. The motion carried unanimously. The next meeting will be held on May 27, 2026.



Adam Koronka, President

Attest: 
Connie Gramarossa, Secretary