

LA PORTE COUNTY REDEVELOPMENT COMMISSION MEETING MINUTES
May 27, 2026

The La Porte County Redevelopment Commission meeting was held on Wednesday, May 27, 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

Mark Parkman motioned to approve the agenda as presented. Brett Kessler seconded the motion. The motion carried unanimously.

PUBLIC COMMENT

Tony Kazakevicius of Chicago South Shore & South Bend Railroad, based in Michigan City, Indiana, addressed the commission. He noted that the railroad was listed on the agenda for an agreement and expressed appreciation for the opportunity to work directly with the La Porte County. He stated that the railroad has served Kingsbury Industrial Park for approximately 25 years, has helped maintain and promote business activity there, and provides access to the broader North American rail network.

APPROVAL OF MINUTES

Scott Cooley motioned to approve April 22, 2026, meeting minutes as presented. Jennifer Heath seconded the motion. The motion carried unanimously.

TREASURER'S REPORT

421/I-94 #1 - \$389,933

421/I-94 #2 - \$0

KIDC - \$171,143

39 North - \$3,811

I94/35 - \$10,000

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	May '26 Professional Services	\$1,000.00	
	Herald-Dispatch	Bidders Ad Publication	\$136.19	
	Cender/Dalton	Financial Advisory Services, Invoice #12610	\$562.50	
Subtotal				\$1,698.69
US 421 #1	MCR Partners	May '26 Professional Services	\$4,000.00	
	NIPSCO	April '26 – May '26 Acct#942-289-003-0 Electrical Service	\$40.40	
	NIPSCO	April '26 – May '26 Acct#523-929-001-7 Electrical Service	\$121.52	
	NIPSCO	April '26 – May '26 Acct#385-779-004-0 Electrical Service	\$52.48	
	Guy S. DiMartino, PC	May 2026, Legal Services	\$1,500.00	
	Herald-Dispatch	Claims Legal Publication	\$26.51	
	Cender/Dalton	Financial Advisory Services, Invoice #12610	\$131.25	
	US Bank	Bond Administrative Fees	\$1,650.00	
	D & M Excavating	Cleaned & pumped out sludge from liftstation, disposal 2,000 glns from liftstation	\$510.00	
Subtotal				\$8,032.16
39N	MCR Partners	May '26 Professional Services	\$1,000.00	
	Cender/Dalton	Financial Advisory Services, Invoice #12610	\$131.25	
Subtotal				\$1,131.25
TOTAL OF REGULAR CLAIMS				\$10,862.10

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 \$1,698.69. John Carr 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 Parkma motioned to approve the US 421 #1 TIF area claims in the amount of \$8,032.16. Connie Gramarossa 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 \$1,131.25. Jennifer Heath seconded the motion. The motion carried unanimously.

OLD BUSINESS

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

Matt Reardon described the utility extension project as being near completion. The sewer improvements have been accepted by the Michigan City Sanitary District and the remaining task is to transfer the NIPSCO bills. The La Porte County Commissioners expect additional progress within the next 30 days. The update noted that the utilities are already being used and that developable land remains near the landfill and interchange.

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

Matt Reardon discussed the Request for Proposal (RFP) for property in KIP involving approximately 48,000 square feet across four buildings on 14.46 acres. The RFP was advertised through required legal notices and on two national real estate platforms, but no responses were received. Because no responses were received, the commission must observe a 30-day cooling-off period. After that period, it may negotiate directly with interested parties. Any future offer may be below the \$398,000 average of the two appraisals, and the commission would retain the discretion to accept or reject offers. The original property disposition conditions would continue to apply, including requirements related to purpose, activity, timeline, and access to the 911 tower.

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

No update was provided.

NEW BUSINESS

1. KIP Land RFQ Update – Matt Reardon; MCR Partners

See above KIP update.

2. Consideration of Chicago South Shore Freight Agreement – Matt Reardon; MCR Partners

Matt Reardon explained the proposed South Shore Freight agreement relating to access and use of county-owned property at Kingsbury Industrial Park. The agreement was described as separate from both the JBC Rail switcher agreement and the CSX/JBC sidetrack agreement. The county's position was that rail users should contribute revenue because the county has approximately \$6 million in debt related to Kingsbury Industrial Park infrastructure, in addition to substantial private investment by rail-related businesses. The proposed agreement would establish compensation on a per-car basis, with revenue collected for future projects and operations at the park. Attorney Guy DiMartino noted that rail operations at Kingsbury Industrial Park have become more structured over time, with rules, operating procedures, and coordination among rail users becoming increasingly important as rail traffic grows. The key term discussed was a proposed charge of \$200 per railcar, along with insurance requirements. As additional review and possible revisions may be needed, the matter was held over to next month.

Kimberly Carroll, president of JBC Rail, expressed frustration that JBC has consistently been asked to perform, invest, and repay the county while, in her view, South Shore has not been held to the same expectations. She stated that JBC has invested significant time and capital in Kingsbury Industrial Park, helped bring CSX to the table, and continues to work to attract rail business and future opportunities. Redevelopment Commission member Mark Parkman clarified that the agreement was not being voted on only because it was not available for review, not because of any broader disagreement. He also emphasized that county investment in the park must be recouped legally and appropriately. Ms. Carroll apologized as she misunderstood the delay of voting on the agreement.

Tony Kazakevicius, representing Chicago South Shore & South Bend Railroad, stated that South Shore is interested in a direct relationship with the county and disagreed with the claim that JBC is the only party bringing revenue to Kingsbury Industrial Park. He reported that South Shore handles more than 900 carloads per year in and out of the park, which could generate approximately \$180,000 annually at a \$200-per-car rate. He also noted that South Shore was not previously

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consulted about certain county expenditures and suggested a two-tier rate structure: one rate for existing operations and a higher rate if South Shore uses new track infrastructure.

OTHER BUSINESS

La Porte County Auditor Michael Rosenbaum noted that NIPSCO billing had been reviewed as part of a cleanup effort and that sales tax issues on certain bills had been addressed by the auditor's office.

ADJOURNMENT

Scott Cooley motioned to adjourn the meeting at 4:26 p.m. Jennifer Heath seconded the motion. The motion carried unanimously. The next meeting will be held on June 24, 2026.



Adam Koronka, President

Attest: _____
Connie Gramarossa, Secretary