

LA PORTE COUNTY REDEVELOPMENT COMMISSION MEETING MINUTES

June 24, 2026

The La Porte County Redevelopment Commission meeting was held on Wednesday, June 24, 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 – Absent

Scott Cooley – Present

Jennifer Heath – Present

Mark Parkman – Present

Connie Gramarossa – Absent

Brett Kessler – Present

Jennifer Farley, La Porte Community Schools Ex-Officio – Absent

Others Present: Attorney Guy DiMartino, RDC Attorney; Michael Rosenbaum, La Porte County Auditor; Mitch Bishop, La Porte County Planner; Mary Jane Thomas, MjThomas & Associates and Carlton Bishop.

APPROVAL OF THE AGENDA

Mark Parkman motioned to add the South Shore agreement to the agenda under Old Business and approve the agenda as amended. Brett Kessler seconded the motion. The motion carried unanimously.

PUBLIC COMMENT

Bailey Tombers, Community Development Specialist for the La Porte County Center for Economic Development, Planning and Governmental Affairs, introduced representatives from CSX and summarized the La Porte County's work with CSX through its site-selection program.

Adam Hess of CSX, who handles industrial development for Indiana, presented La Porte County with a CSX recognition award and plaque related to the Kingsbury site. The program includes gold, silver, and bronze levels and uses a mock Request for Information (RFI) process to evaluate sites in a manner similar to professional site-selection review.

CSX explained that the process helps identify the Kingsbury site's competitive strengths and areas for improvement compared with other sites across the eastern United States. CSX noted that approximately 80 sites currently have awards and approximately 120 sites are participating in the program overall.

Following the presentation, photographs were taken with the award. Public comment was then closed.

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APPROVAL OF MINUTES

Scott Cooley motioned to approve May 27, 2026, meeting minutes as presented. Jennifer Heath seconded the motion. The motion carried unanimously.

TREASURER'S REPORT

421/I-94 #1 - \$385,933

421/I-94 #2 - \$0

KIDC - \$170,143

39 North - \$1,277

I94/35 - \$7,496

Jennifer Heath motioned to approve the treasurer's report. Scott Cooley 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	June '26 Professional Services	\$1,000.00	
Subtotal				\$1,000.00
US 421 #1	MCR Partners	June '26 Professional Services	\$4,000.00	
Subtotal				\$4,000.00
39N	MCR Partners	May '26 Professional Services	\$1,000.00	
	Guy S. DiMartino, PC	May 2026, Legal Services	\$1,500.00	
	Herald-Dispatch	Claims Legal Publication	\$33.79	
Subtotal				\$2,533.79
TOTAL OF REGULAR CLAIMS				\$7,533.79

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 \$1,000.00. 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. Mark Parkman motioned to approve the US 421 #1 TIF area claims in the amount of \$4,000.00. Jennifer Heath 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 \$2,533.79. Scott Cooley seconded the motion. The motion carried unanimously.

OLD BUSINESS

1. South Shore Agreement

Attorney Guy DiMartino explained that the current version of the South Shore agreement should be the final La Porte County position before South Shore's additional review. Jennifer Heath asked how many rail cars move through the park annually. Mark Parkman asked how the agreement

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distinguishes between loaded cars, revenue empties, and non-revenue empty movements. South Shore representatives Tony Kazakevicius responded that 900 revenue cars move through the park per year, while noting that the figure was approximate and customer-driven and the revenue empties generally involve empty cars that generate revenue, such as movements connected to Midwest Warehouse/JBC Rail. Loaded cars are typically billed on the loaded move, while certain empty return movements may not be revenue-producing. South Shore stated that records could be provided through accounting, although there may not be a simple way to identify every revenue empty by visual inspection alone.

Jennifer Heath asked whether the La Porte County Redevelopment Commission or the County would be responsible for maintenance or capital improvements to the tracks. Attorney DiMartino clarified that the County is not responsible for maintaining the tracks. The County has granted easements over its property, while the parties using and operating on the tracks remain responsible for track-related obligations, including maintenance. Kimberly Carroll, president of JBC Rail stated that only the park participants contribute to maintenance costs, not South Shore, that JBC Rail monitors track conditions monthly, and that maintenance costs can vary from year to year. JBC Rail also challenged the estimated 900-car figure and said it could provide records showing car counts and related information.

Attorney DiMartino confirmed that the action before the Commission is not final approval or execution of the agreement, but approval of the terms as presented for purposes of returning the agreement to South Shore for additional review. Mark Parkman motioned to approve the terms as presented for purposes of returning the agreement to South Shore for additional review. Scott Cooley seconded the motion. The motion carried unanimously.

2. 421/94 Update – Carlton Bishop

Carlton Bishop, read Matt Reardon's, MCR Partners report stating that the new hotel received occupancy permits. He also reported there is new business activity in the district, Misbeehavin' Meads has chosen to relocate from Valparaiso to LaPorte County and make its new building near US 421 and I-94 its primary location. The company produces mead, ciders, and related products on site. The company requested an official ribbon-cutting or similar ceremony with La Porte County leadership. The La Porte County Economic Development staff reported that they have worked with the company, the building department, the fire department, and the health department to help navigate opening requirements. A soft opening was held recently and was described as successful.

3. Kingsbury Industrial Park (KIP) Update – Carlton Bishop

Carlton Bishop, read Matt Reardon, MCR report explaining that work continues on the KIP Planned Unit Development (PUD) standards. Mitch Bishop, La Porte County Planner, stated a follow-up meeting with the PUD Committee was expected in July, with the matter then anticipated to move to the Plan Commission for approval.

Other KIP project updates included 2M Shop Group continues design work for its project, Nexus Biofuel has become a hard-hat zone, indicating visible site activity and the La Porte County

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Economic Development staff are working with Nexus on workforce needs and key positions, including technical, bioengineering, and plant-management roles.

In addition, Attorney DiMartino reported the appraisals had been completed for the 14-acre county owned property, the bid notice has been advertised, and the bid period had passed with no bids received. Matt Reardon has requested authorization to reach out to potential interested parties, including businesses in KIP that had previously expressed interest. Mark Parkman motioned to authorize Matt Reardon to offer the 14-acre KIP parcel for sale to local vendors or other interested parties. Scott Cooley seconded the motion. The motion carried unanimously.

4. 35/I-94 TIF Update – Carlton Bishop

Carlton Bishop read Matt Reardon, MCR Partners report stating that Radtke Engineering continues work related to sewer and water connectivity with Michigan City Utilities. Michigan City utilities has not yet identified a definitive sewer or water project for the area, though it remains interested in the potential Cobblestone Hotel project. The discussion noted that a direct connection to a single site may not provide a broader, expandable infrastructure solution that would justify a larger investment unless additional development occurs nearby. MCR Partners will continue to monitor the project and provide updates as details develop.

NEW BUSINESS

1. Water and Sewer Service Near SR 39 and US 20 – Carlton Bishop

Carlton Bishop read Matt Reardon, MCR Partners report stating potential water and sewer service for businesses located south of SR 39 and US 20. Discussions are ongoing with LEAP, the City of LaPorte Economic Development team, and Tim Warner, Superintendent of the City of LaPorte Waterworks. He stated it appears the area may be too far north for the city to pursue extending water and sewer at this time. Staff will continue exploring options and possible funding approaches and will update the Commission as the matter develops.

ADJOURNMENT

Jennifer Heath motioned to adjourn the meeting at 4:33p.m. Scott Cooley seconded the motion. The motion carried unanimously. The next meeting will be held on July 22, 2026.



Adam Koronka, President

Attest: _____
Connie Gramarossa, Secretary