

LA PORTE COUNTY REDEVELOPMENT COMMISSION MEETING MINUTES

August 26, 2026

The La Porte County Redevelopment Commission meeting was held on Wednesday, August 26, 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 – Absent

Connie Gramarossa – Absent

Brett Kessler – Present

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

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

APPROVAL OF THE AGENDA

Scott Cooley motioned to approve the agenda as presented. Jennifer Heath seconded the motion. The motion carried unanimously.

PUBLIC COMMENT

None

APPROVAL OF MINUTES

Scott Cooley motioned to approve July 22, 2026, meeting minutes as presented. John Carr seconded the motion. The motion carried unanimously.

TREASURER'S REPORT

421/I-94 #1 - \$657,938

421/I-94 #2 - \$-63,368

KIDC - \$237,451

39 North - \$0

I94/35 - \$10,436

Jennifer Heath motioned to approve the treasurer's report. John Carr 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	Professional Services, August 2026	\$1,000.00	
Subtotal				\$1,000.00
US 421 #1	MCR Partners	Professional Services, August 2026	\$4,723.37	
	Guy S. DiMartino, PC	Legal Services, August 2026	\$1,500.00	
	Herald Dispatch	Claims Legal Publication	\$24.43	
Subtotal				\$6,247.80
39N	MCR Partners	Professional Services, August 2026	\$276.63	
Subtotal				\$276.63
TOTAL OF REGULAR CLAIMS				<u>\$7,524.43</u>

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. 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. John Carr motioned to approve the US 421 #1 TIF area claims in the amount of \$6,247.80. Scott Cooley 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 \$276.63. John Carr seconded the motion. The motion carried unanimously.

OLD BUSINESS

1. 421/94 KIP Update – Matt Reardon; MCR Partners

Matt Reardon reported Home2 Suites has opened, adding to the area's available TIF revenue. Staff also met with highway representatives regarding a proposed light-manufacturing project at a previously discussed site near the U.S. 421/I-94 TIF area. The proposed development is estimated at approximately \$12 million and sixty jobs. Because the proposed use is light manufacturing rather than commercial, additional coordination is required. County Planner Mitch Bishop stated the developer is working on a compressed schedule and may seek Plan Commission review in October. Staff will continue working with the project team and will update the commission members at the next meeting on the activity.

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

Matt Reardon announced the La Porte County Plan Commission unanimously approved the revised methodology for a zoning overlay intended to direct large-load and large-user projects to Kingsbury

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Industrial Park, the county's principal M-2 heavy-industrial area. Recent activity there includes the 2M Shop Group facility and the continuing Nexus biogas project.

Mr. Reardon and Attorney Guy Martino attended the county's plan commission meeting last night and presented the zoning overlay to create the proposed technology park district. It would not restrict existing businesses; its requirements would apply to qualifying new projects. Attorney DiMartino added it would apply only to M-2 property and would not affect M-1, agricultural, or other zoning districts.

Key requirements described at the meeting included:

- A 500-foot setback from residential property at KIP Circle.
- A development agreement signed by the Redevelopment Commission, County Council, and County Commissioners.
- Standards addressing items such as berms, noise, water use and annual water reporting.
- Direct coordination with the MS4 coordinator and the Drainage Board.
- Plan Commission review and final consideration by the County Commissioners.

The overlay would allow qualifying projects by right if they comply with the prescribed standards, rather than seeking a zoning variance. The next step is consideration by the County Commissioners.

The Commission received a \$16,800 payment from JBC Rail under the KIP rail switcher agreement. A signed switcher agreement was sent to Chicago South Shore & South Bend Railroad for review. South Shore raised questions about fees and maintenance costs; a response is pending.

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

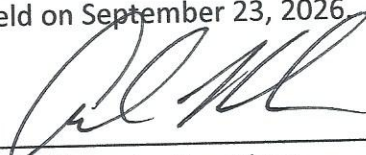
None

NEW BUSINESS

None

ADJOURNMENT

Brett Kessler motioned to adjourn the meeting at 4:12p.m. Jennifer Heath seconded the motion. The motion carried unanimously. The next meeting will be held on September 23, 2026.



Adam Koronka, President

Attest: _____
Connie Gramarossa, Secretary