

MEETING MINUTES
Porter County Redevelopment Commission
Tuesday June 27, 2023

Location: County Administrative Center,
155 Indiana Avenue, Valparaiso IN Room 205

Members Present were: Jim Biggs, Jeremy Rivas, Don Ensign, Jason Gilliana, Bill Herring and Andy Maletta as a non-voting member. Also present were Scott McClure and Stu Summers. Jim Biggs called the meeting to order. The Pledge of Allegiance was said.

Attorney Scott McClure administered the Oath of Office to Jason Gilliana.

Consent Agenda

Minutes from the May 23, 2023 meeting were presented
The Financial Report was presented
Approval of Claims.

MOTION: Don Ensign moved to approve the Consent Agenda as presented. Bill Herring seconded the motion and so approved with a 5-0 vote.

Ramp Project Status

John Bowker addressed the Board. He thanked them for their support. The RDC helped Kiwanis with rent for a building to store and put together ramps. They have 60 ramps outstanding and have already done 180 in the last 15 years. At the Kiwanis National Convention last week Valparaiso won the bronze award out of 18,000 worldwide Kiwanis projects.

Loan for Rehab of Sheriff's House

Commissioner Regnitz addressed the Board. At the Commissioner's meeting on June 12th the Commissioners voted to lease out the sheriff's residence for a period not to exceed three years and to not exceed an amount of \$25,000 in revenue per year. They met with two certified appraisers. The lease payment will be roughly \$1,950. The appraisers suggested instead of leasing it "as is" that they take an amount of money to renovate it to the point where it would be "move in" ready. They recommended three things to do. Replace restroom on the first floor. Put in a kitchenette. Put in air conditioning. An evaluation of what that would cost came in at \$120,000. They are requesting a loan from the RDC to be paid back over a five-year period.

Jeremy Rivas asked why only \$25,000. Scott McClure explained if a County executive attempts to lease County owned property without the Council signing off, they are limited to three years for the lease and that lease, based upon a fair market rental value by appraisers, cannot exceed \$25,000.

Discussion followed regarding the pros and cons of leasing the sheriff's residence.

Motion: Jim Biggs moved to approve loaning \$120,000 to the Commissioners to be used for rehab of the sheriff's house. The loan is a five-year loan. Bill Herring seconded the motion and so approved with a 3-2 vote. Jeremy Rivas and Don Ensign voted No.

Project Ribeye, Hebron

Stu Summers explained the purpose of tonight's meeting is to give him and Scott McClure direction to work with the developer to work out a development agreement that would be brought back to the RDC in August. A TIF District cannot be approved unless it first goes by the Plan Commission as being consistent with the County Plan. Zoning has to be in place first. It is not currently zoned for what is proposed. They are going through the zoning process tomorrow and July. If it is approved it is eligible to be a TIF District. While it is going through the zoning process, Stu would have directions to negotiate a development agreement. That would be brought back to RDC in August then before December 31st they would go through the TIF process.

Nelson Schoon addressed the Board. He explained their plan and the meat processing industry. His facility will be a custom meat processing plant. He is using North Avenue Capital Bank. He has a \$12 Million Dollar Letter of Interest from them. He has a group of investors with a Letter of Intent for \$3 Million. He has put in \$1 Million of his own money. The land is valued at \$500,000. One investor has put in \$500,000.

Don Ensign – What percentage will you be asking for on the TIF?

Nelson Schoon – That is up for negotiations.

Stu Summers – Typically what happens is 15% is reserved for the schools. 10% is negotiable for administrative costs. 75% would be available for paying back the bonds that are issued.

Don Ensign – That is how TIFS were formed for the subdivisions in Hebron. It seems what is being proposed here is ok. Once the bonds are issued, you would buy the bonds?

Nelson Schoon – That is his understanding. What he did not understand is that Hebron will own the sewer and water lines. He pays for it but they own it.

Jim Biggs – What is the RDC's role here?

John Spinks Hebron Town Council President - Hebron is growing in all areas. They have a group of people who are economically motivated and like to be competitive. Operation Ribeye is going to help them take ag business that has traditionally gone into Newton and Jasper County and keep it in Hebron.

Stu Summers – He recommends the Board entertain a motion directing him and Scott McClure to negotiate good faith with the developers and bring something back to the Board in August.

Motion: Jim Biggs moved to direct Stu Summers and Scott McClure to negotiate good faith with the developers and bring something back to the Board in August. Don Ensign seconded the motion and so approved with a 5-0 vote.

Jeremy Rivas – What is the role of the RDC?

Stu Summers – To create a TIF District which goes through here, the Plan Commission, the Commissioners and back here. Then they would issue Bonds to finance the sewer and water extension. The developer will buy those bonds and the pledge on the bonds will be the TIF revenue that spins off this development. If the tax revenue is short that is on the buyer of the bonds. There is no financial risk to the RDC or the County. They are the conduit for issuing the bond and using the proceeds to pay back the developer for his expense in extending the sewer and water.

Jeremy Rivas – Is this a larger area for development or is it a pocket TIF?

Stu Summers – There will be sewer and water and NIPSCO gas and electricity are there. There is the intersection of two highways. He feels this is a corridor for development.

Jeremy Rivas – Traffic -Will this be a problem?

Nelson Schoon – This is a 4-way stop. They expect to do 25 cattle on average per day. No animals overnight. And then customers. The traffic will be minimal.

Andy Maletta – Is there any environmental impact?

Nelson Schoon – No. Because they are going to the sewer and water lines of Hebron, they do not have a lagoon system, septic field or any of that type of thing. They will have a pre-treatment system in the facility. What gets sent to Hebron will meet their requirements.

John Spinks – He discussed the growth Hebron is experiencing and how this will encourage more businesses to come to Hebron.

South Haven Code Enforcement

Stu Summers gave an update on Code Enforcement. He showed slides showing violations that have been taken care of. Some have obliged and have decided to be good neighbors. The wetland has been cleaned up in front of Burger King.

Scott McClure – He has had a long discussion with a car dealer. He made it clear that it is not just them, this is an effort to clean up the whole corridor. The dealer is now being cooperative

and working to get to compliance. Those who have not been working to comply will be getting stronger letters.

Next Meeting: August 22, 2023 4:30 p.m. **EDIT: The start time for the August meeting has since been changed to 4:00**

There being no further business to come before the Commission the meeting was adjourned.

Don Ensign, Secretary
Redevelopment Commission