

PORTER COUNTY REDEVELOPMENT COMMISSION
Joint meeting with Plan Commission
September 22, 2021 – MEETING MINUTES

LOCATION: County Administrative Center, Ste 205
155 Indiana Avenue, Valparaiso IN

TIME 5:30 p.m.

MEMBERS IN ATTENDANCE: Don Ensign, Jason Gilliana, Jeff Good, Jeremy Rivas, Steve Sularski and Andy Maletta (non-voting member). Also present Kristy Marasco, Scott McClure and Vicki Urbanik and Bob Thompson.

Jeff Good called the meeting to order and lead the Pledge.

Approval of the Minutes Don Ensign moved to approve minutes from the June 9, 2021 meeting. Jeremy Rivas seconded the motion and so approved with a 5-0 vote.

Approval of Invoices

Town & City Energy	\$8,400
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Town & City Energy	\$4,200

Motion: Don Ensign moved to approve the Consent Agenda as presented. Jeremy Rivas seconded the motion and so approved with a 5-0 vote.

Joint Presentation with Planning Commission:

Stu Summers addressed the Boards. Baker and Tilly are present also. Redevelopment Commissions have four purposes and those are:

- Redevelop blighted areas
- Develop economic areas for the benefit of public health, safety, and welfare
- Increase the economic well-being of Porter County residents
- To protect and increase private property value

There is a base value of a property. That base AV belongs to all the taxing districts that are benefiting from that property. That base figure always goes to the taxing district. When the property is improved there is an increment of how much it goes up. That new money goes to the Redevelopment Commission. After 25 years the increment falls back into the base.

The benefits of the TIFS are it keeps the long-term tax rate low. Provides funding for public works without County selling general obligation bonds. Creates new job opportunities. Infrastructure for Economic Development. Encourages private investment where public works projects are planned.

Success signs of a TIF are: Partnerships, Fiscal flexibility & prudence, Links, Planning with a clean slate, Infrastructure for attraction.

The Redevelopment Commission is looking at the US 6 Corridor. They are focusing on the South Haven area. The first proposal is the commercial and industrial zoned land in the area. They are working with a developer for South Haven Industrial Park. Baker Tilly has determined now the land is generating \$2,318 in taxes. When it is fully built out it will generate \$830,000.00. This is 25 years out.

The second district being proposed is the Cherokee Trail District. This is near Kouts. There would be commercial development. The TIF funds would be used to develop sewers, roadways, turn lanes etc. along Highway 49. This would go all the way north up Highway 49. Currently that property is paying \$2,654 in tax and in 25 years that would increase to \$165,140.

The process and time line is the Redevelopment Commission passes a Declaratory Resolution tonight. The Plan Commission finds that the Declaratory Resolution is not in conflict with County Plans tonight. The County Commissioners approve the Declaratory Resolution at their October 12th meeting. The Redevelopment Commission passes a Confirmatory Resolution on October 26th.

Michael Mirochna asked about the 25-year time line versus maybe 10 years. Stu Summers explained they have agreed they will reimburse developers for the cost of public improvements from a portion of the TIF. The developer cannot get reimbursed more than they paid for. They will be reimbursed up to their cost or 25 years whichever comes first.

Kevin Breitzke asked how this affects the school corporations. The underlying tax districts will continue to share what they are collecting now, forever. When the TIF has expired, then all the tax entities in the County benefit. School tax referendum is exempted from the Redevelopment Commission. The County Council can still provide tax abatement for employers.

Michael Mirochna asked where the money goes if more money is collected than is paid back to the developer. Stu Summers explained the money goes to the Redevelopment Commission. They keep their shared portion for other initiatives.

Michael Mirochna asked how the members of the RDC are appointed. Stu Summers explained there is a nonvoting member. The Commissioners appoint one, the President of the Council is a member, the President of the Commissioners is a member and the Commissioners appoint the remaining two members.

Brian Damitz asked if this is trying to encourage big business to come and build what they need in that area rather than provide resources to our community. Instead of build it and they will come; it is bring them here and make them build it and then we will reimburse them for the infrastructure we would have put in in hopes they would come. Stu Summers replied municipalities can do either or both ways.

Kevin Breitzke stated utilities can be brought in that will benefit the surrounding communities as well.

Jeff Good explained they have been working on this idea over the last year and one-half. The RDC has already spent a lot of money in the South Haven area with infrastructure. This is an area the County needs to be lifted up and help grow.

Laura Blaney sated there is no Public Hearing for the Redevelopment Commission but there is when it is at the Plan Commission and the County Commissioners. The Public will have a chance to weigh in.

Jeff Good stated the Redevelopment Commission is going to consider tax allocation area declaratory resolution for the South Haven industrial/commercial area. This is Resolution No. 2021-1. This is a declaratory resolution, economic development plan and factual report from Baker Tilly.

Jeremy Rivas stated this is long overdue. It was done deliberately and not taken lightly.

Motion: Jeremy Rivas moved to adopt Resolution No. 2021- for the South Haven Industrial Park. Don Ensign seconded the motion, and so approved with a 5-0 roll call vote.

Jeff Good presented Resolution No. 2021-2. This is the Declaratory Resolution for the economic development plan and factual report from Baker Tilly for the Cherokee Trail industrial/commercial area.

Motion: Jeremy Rivas moved to adopt Resolution No. 2021-2 for the Cherokee Trail. Jeff Good seconded the motion, and so approved with a 5-0 roll call vote.

Next Meeting: October 26, 2021 at 4:30

There being no further business, the meeting recessed.

Jeff Good, President

Bob Thompson, Director