

**MEETING MINUTES**  
**Porter County Redevelopment Commission**  
**Tuesday October 24, 2023**

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

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

**Consent Agenda**

Minutes from the September 26, 2023 meeting were presented  
The Financial Report was presented  
Approval of Claims.

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

**USDA Funding Options for Rural Development**

Mary Jane Thomas along with Stu Summers reported on USDA Funding options. The USDA Rural Development Agency finalized its map for the expansion of its housing programs. The expanded eligibility area includes more eligible areas in Porter County, namely east of Chesterton in the area north of Burdick Road, east to County Line Road and South of I-94, the area surrounding the Dunes Heron Rookery. Stu is putting together a plan to conduct outreach to those groups who can benefit from awareness of the program. This includes individual homeowners, prospective homeowners, real estate agents, and lenders. Those who are very low to moderate income can qualify for these programs if they are in an eligible area.

**Proposal from Thomas & Associates**

Stu Summers introduced Mary Jane Thomas. Stu will be leaving at the end of the year. He suggested Mary Jane Thomas should be his replacement. Attorney Scott McClure and Mary Jane Thomas will work on a contract for employment and will bring it to the next meeting.

**TIF Revenue Sharing with Schools**

Stu Summers and Andy Maletta addressed the Board. Out of TIF money 15% goes to schools. They presented a Policy Statement. This proposes to have an Education Challenge Grant fund provided by the Porter County RDC which would help school districts and public-school corporations served by tax allocation areas created by the County RDC. The RDC would reimburse schools through grants for project-based capital acquisitions which enhance the

problem solving, collaboration and analytical skills needed for 21<sup>st</sup> century jobs. They suggested this was a fair proposal and would go for something specific. The policy has been reviewed and approved by Attorney McClure.

**Motion:** Don Ensign moved to accept the Policy Statement as presented. Bill Herring seconded the motion and so approved with a 5-0 vote.

## **Policy Statement**

### **Introduction**

The following Policy Statement defines the acceptable use of Education Challenge Grant (“Grant”) funds provided by the Porter County Redevelopment Commission (“Commission”) to school districts and public-school corporations served by tax allocation areas created by the County Redevelopment Commission.

### **Policy Statement**

The Porter County Redevelopment Commission reimburses schools districts through grants for project-based capital acquisitions which enhance the problem solving, collaboration, and analytical skills needed for 21<sup>st</sup> century jobs. Based on this objective, funds awarded by the Commission may only be used for capital-based expenditures that have an estimated lifespan of no less than three years.

### **Background**

In 2022, the Porter County Redevelopment Commission (“Commission”) established a funding priority to make 15% of actually received tax increment financing (“TIF”) funds available to eligible public-school corporations for technology-based capital acquisitions. (“The 15% TIF revenue sharing program”). The Commission believes assisting local school districts in this area furthers its legal mandate to engage in redevelopment activities.

### **Legal**

Pursuant to Indiana Code § 36-7-25-7, the Commission, with certain limitations, may use tax increment funds for the purpose of funding the Educational Challenge Grant program.

### **Finding**

The Porter County Redevelopment Commission finds that this 15% TIF revenue sharing program will promote the redevelopment and economic development of Porter County, is of utility & benefit, and is in the best interests of Porter County residents.

### **Procedure**

Reimbursement Grants are for one-time, project-based expenses. The project must use advanced methods or technologies that offer students an education that is competitive in the global economy.

Before February 1st of each year, the Commission will advise eligible school corporations of the available TIF revenue received in the prior year that represents 15% of the actually received TIF revenue designated for educational enhancement.

The school district may apply for reimbursement by May 30th of each year. The application must describe the project and explain how expenditures have enhanced the problem solving, collaboration, and analytical skills of its current students. The application must also be signed by the Superintendent of the school district.

Each school corporation may apply up to \$3,000 of its Grant funds to the Arts as a match to State grants. If a state grant is not awarded, the funds may only be used for capital-based expenditures that have an estimated lifespan of no less than three years.

Upon receipt and review of an application, the Commission will notify the schools district if the project meets the objectives of the Grant program and is approved. On or before November 20th, the school district must submit receipts evidencing that funds were paid for items identified in the approved application. Failure to file with the Commission either a timely application or receipts may render the project ineligible for funding. The Commission reserves the right to seek additional information relating to the project prior to reimbursement.

Grant funds cannot be used to subsidize ongoing operating expenses, salary add-ons, personal expenses, or travel expenses. Any training expenses the school district wants to be considered for reimbursement must be submitted for pre-approval at least two months in advance of the grant application deadline.

### **Disclaimer**

Grant funds are subject to available funding in the Commission's annual budget and are provided at the sole and absolute discretion of the Commission. Grant fund availability is also subject to any limitations as provided in bond covenants, resolutions, or applicable federal, state and local laws.

### **Update on South Haven Code Enforcement**

Attorney McClure gave an update on the South Haven Code Enforcement. He has met with Attorney Swordan. They are working on a resolution to the car lot issue at the corner of McCool and Highway 6. He and staff are working on a list of violations and letters will be going out.

### **Resolution Determining TIF Capture 2023-24**

Stu Summers addressed the Board. The RDC has to file a Resolution annually. This Resolution advises overlapping taxing units as well as the Porter County Auditor and County Council of the Allocation areas. This Resolution, once approved will be filed on Gateway.

**Motion:** Jeremy Rivas moved to accept Resolution No. 2023-1 as presented. Don Ensign seconded the motion and so approved with a 5-0 vote.

**PORTER COUNTY, INDIANA REDEVELOPMENT COMMISSION  
RESOLUTION NO. 2023-1**

**RESOLUTION OF THE PORTER COUNTY REDEVELOPMENT COMMISSION CONCERNING THE  
2024 BUDGET YEAR DETERMINATION FOR TAX INCREMENT FOR THE PORTER COUNTY  
REDEVELOPMENT COMMISSION ALLOCATION AREA**

**WHEREAS**, the Porter County Redevelopment Commission (the "Commission"), has previously established the South Haven Allocation Area for purposes of capturing tax increment pursuant to Indiana Code 36-7-14-39 (the "Tax Increment");

**WHEREAS**, pursuant to Indiana Code 36-7-14-39 and 50 IAC 8-2-4, the Commission is required to make a determination on Tax Increment and notify overlapping taxing units as well as the Porter County Auditor and also the County Council (the "County Council") of Porter County, Indiana, as the fiscal body of the County, which created the Commission; and

**WHEREAS**, with respect to the Allocation Areas, for budget year 2024, the Commission has determined the amount of the Tax Increment projected to be collected in 2024 as well as the amount of Tax Increment needed in 2024 to meet the Commission's outstanding debt service or lease payment obligations, to pay for projects that are located in or directly serve or benefit the Allocation Areas, and to meet other purposes permitted by Indiana Code 36-7-14-39(b)(3);

**NOW, THEREFORE, BE IT RESOLVED BY THE PORTER COUNTY REDEVELOPMENT COMMISSION AS FOLLOWS:**

**SECTION ONE:** The Commission has determined that all potential captured assessment (as defined in 50 IAC 8-1-16) with respect to the Allocation Areas for the January 1, 2023 assessment date (for budget year 2024) shall be captured assessment (as defined in 50 IAC 8-110), and overlapping taxing units as well as the Porter County Auditor and the County Council will be provided written notice of such determination pursuant to Indiana Code 36-7-14-39(b)(4)(B).

**SECTION TWO:** This Resolution shall take effect, and be in full force and effect, from and after its passage and approval by the Commission.

**ALL OF WHICH IS PASSED AND RESOLVED** by the Porter County, Indiana Redevelopment Commission on October 24, 2023.

PORTER COUNTY, INDIANA  
REDEVELOPMENT COMMISSION

/s/ President  
/s/ Vice-President  
/s/Secretary  
/s/Member  
/s/Member

ATTESTATION:

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Commission Secretary

**Other Items**

Project Ribeye will not be back on the Agenda until 2024. At the next meeting Stu will have the 2024 proposed budget.

**Motion:** There being no further business to come before the Commission, Jeremy Rivas moved to adjourn. Don Ensign seconded the motion and so approved with a 5-0 vote.

**Next Meeting:** November 28, 2023 4:00 p.m.

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Don Ensign, Secretary  
Redevelopment Commission