

May 5, 2025

The Common Council of the City of La Porte met in regular session Monday, May 5, 2025, at 6:00 p.m. in the Council Chambers.

Pledge of Allegiance

Councilman Galloway led the Pledge of Allegiance.

Roll Call:

Present: Franke, Huffman, Feikes, Konieczny, Buchanan, Galloway, West

Absent: None

Approval of Minutes

Mayor Dermody stated each member received an advance copy of the minutes from the previous meeting and asked if there were any corrections or additions. Councilwoman Feikes moved to approve the minutes as presented, motion seconded by Councilman Buchanan and unanimously carried.

Petitions and Comments of Citizens

Julia Vaughn, representing Common Cause Indiana, noted she and her organization would be happy to assist City of La Porte with the redistricting process stating she envisions a webinar for the public to be involved in the process including discussing the importance and basics of redistricting.

Leigh Morris, 424 Upper Lake Shore Drive, former Mayor of the City of La Porte, applauded the Council for participating in the redistricting process and asked them to allow community participation for transparency purposes and so they have ownership of the outcome.

Standing Committee Reports

Redevelopment Commission:

Councilman Franke reported the Redevelopment Commission met on April 30, 2025, at 5:15 P.M. in Council Chambers and approved an engagement letter with Baker Tilly for the 39N Infrastructure financing, a contract amendment with SEH Engineering for the Boyd Blvd. Stormwater revisions including an additional \$8,600 for expenses and equipment. Councilman Franke also reported approval of an amendment to a purchase agreement with M Details, LLC noting the original contract expired, but the developer requested a 90-day extension. Councilman Franke reported a twenty-five-acre parcel on Boyd Blvd. was approved to be listed with Lori Tubbs who is looking to find an industrial client for it. Councilman Franke also noted the

Special Redevelopment Commission Meeting scheduled for Tuesday, May 6, 2025, has been cancelled.

Park & Recreation:

Councilwoman Feikes reported the Park Board will meet on Wednesday, May 21, 2025 at 4:00 P.M. at the Park Office.

Traffic Commission:

Councilwoman Feikes reported the Traffic Commission's next meeting will be held on Tuesday, May 6th at 5:00 P.M. at the Police Department.

Mayor's Veterans Committee:

Councilman Galloway reported the Mayor's Veterans Committee will meet May 12, 2025, at 5:00 P.M. at the Park Department. They will host the annual Brick Dedication on June 7, 2025, with twenty-six new bricks. Councilman Galloway noted the Memorial Day Service will be held at Fox Park on May 26, 2025, at 10:00 A.M.

Police Merit Commission:

Councilman Galloway reported the Police Merit Commission met on May 13, 2025, at 9:00 A.M. at the Police Department. The Department has one open position right now.

Business Improvement District:

Councilwoman West reported the clock at City Hall was repaired and summer downtown maintenance and clean-up is in process. Councilwoman West reported flowers are scheduled to be planted in the Business Improvement District in mid-May and the PAX Center will be using some of the planters on State Street as garden beds for their community garden project. Councilwoman West reported the next Business Improvement District Meeting will be held May 12, 2025, at 5:00 P.M. in City Hall Council Chambers.

Fire Merit Commission:

Councilwoman West reported the next Fire Merit Commission meeting will be held Wednesday, May 7, 2025, at 6:30 P.M. at Fire Station #1 on 18th Street.

Airport Authority:

Councilwoman Konieczny reported the Airport Authority will meet May 15, 2025, at 5:15 P.M. at the Airport.

Mayor Dermody welcomed Mark Cassanova, Northwest Health CEO, to La Porte and introduced him to the public. Mark Cassanova stated he has been in healthcare as a CEO for the past twenty years, and ten years before that as a clinician. Mr. Cassanova is excited to have relocated to La Porte and stated he is happy to be a part of the culture of Northwest Health which aligns with the personal values he holds near: kindness, teamwork and wisdom. Mr. Cassanova looks forward to continuing to support quality healthcare in this community.

Introduction of a Resolution Adopting Guidelines for Common Council Legislative Redistricting

Councilman Franke moved to introduce a Resolution; motion seconded by Councilwoman Feikes and unanimously carried. Councilman Franke read A Resolution Adopting Guidelines for Common Council Legislative Redistricting in its entirety.

City Attorney Nick Otis stated Ind. Code §36-4-6-4 requires the Common Council of the City of La Porte to redistrict the City's legislative body districts in the second year after a year in which a federal decennial census is conducted and the absolute due date for this process is June 30, 2025. Attorney Otis noted that the Board of Public Works and Safety approved a contract retaining the law firm Kroger Gardis & Regas, LLP, with this project being led by Mr. Brian Bosma.

Brian Bosma, Chairman of the Municipal Practice Group at KGR, LLP, is on his fourth decennial cycle assisting local governments with redrawing districts. This Resolution adopts guidelines and appoints our President Pro Tem, Tim Franke, as redistricting coordinator to work a plan and submit to Council for consideration. Public support is important to Councilman Franke and Mayor Dermody with this process and the look forward to hearing thoughts and ideas from the public. The statutory deadline for this process from the 2020 census data is June 30, 2025. There are four total statutory requirements: composed of contiguous territory, reasonably compact, cannot cross precinct boundary lines (except for a few exceptions outlined in Indiana Code), and contain nearly equal population. Mr. Bosma noted Public Plan Submission Kits are available in the Office of the Clerk-Treasurer and linked on the City of La Porte website. To be considered by the Council, redistricting plans submitted by the public must comply with the Redistricting Guidelines and must be submitted to the Office of the Clerk-Treasurer by Noon on May 28, 2025. Mr. Bosma noted the Public Hearing to review and evaluate drafts of City Districting Plan and Plans

submitted by the Public will be on June 2, 2025. As this is an Ordinance, Mr. Bosma noted the second reading will be on June 16, 2025. Mr. Bosma also stated the Notice to the Public will be published in the Herald Dispatch on May 8, 2025, and May 15, 2025.

Motion/Vote – Adopt Resolution Adopting Guidelines for Common Council Legislative Redistricting

Councilwoman Feikes moved to adopt the Resolution as presented; motion seconded by Councilman Buchanan and unanimously carried.

**RESOLUTION R-13-2025
RESOLUTION ADOPTING GUIDELINES FOR COMMON COUNCIL
LEGISLATIVE REDISTRICTING**

Bike Month Proclamation

Clerk-Treasurer Parthun read the Bike Month Proclamation and Mayor Dermody thanked City Planner David Heinold for his dedication to biking to work every day, rain or shine.

2025 Annual Tax Abatement Compliance

Director of Community Development and Planning Craig Phillips stated annually, City of La Porte's tax abatement recipients must show compliance with the terms of their abatement as approved by the Council in their Statement of Benefits (Form SB-1). Mr. Phillips noted the memo on the packet detailing the submittals of each of the five companies.

B&B Manufacturing Real Property

Craig Phillips stated employment was estimated at 40 FT Employees, salaries were estimated at \$1,400,000 and the investment was originally estimated at \$3,500,000 for Real Property. Mr. Phillips stated that actual employment is 44 FT Employees, actual salaries are \$4,541,541 and the company exceeded the actual investment at \$3,504,253.

B&B Manufacturing Personal Property

Craig Phillips stated the estimated investment for Personal Property was originally \$2,800,000 but the actual investment reported was \$5,082,517. Mr. Phillips recommends Substantial Compliance for both Real and Personal Property for B&B Manufacturing.

Motion/Vote – B&B Manufacturing Real and Personal Property Compliance

Councilwoman Feikes moved to certify B&B Manufacturing Real and Personal Property compliance statement of benefits as the taxpayer has substantially complied with the statement of benefits; motion seconded by Councilman Franke and unanimously carried.

Howmet Casting and Services Real Property

Craig Phillips stated employment was estimated at 312 FT Employees, salaries were estimated at \$23,889,000 and the investment was originally estimated at \$27,725,000 for Real Property. Mr. Phillips stated that actual employment is 352 FT Employees, actual salaries are \$30,731,275 and the company exceeded the actual investment was \$64,910,041.

Howmet Casting and Services Personal Property

Craig Phillips stated the estimated investment for Personal Property was originally \$83,000,000 but the actual investment reported was \$78,841,518. Mr. Phillips recommends Substantial Compliance for Real Property and Reasonable Effort for Compliance for Personal Property for Howmet Casting and Services.

Motion/Vote – Howmet Casting and Services Real and Personal Property Compliance

Councilwoman Feikes moved to certify Howmet Casting and Services Real and Personal Property compliance statement of benefits as the taxpayer has substantially complied with the statement of benefits; motion seconded by Councilwoman Huffman and unanimously carried.

La Porte 401 MP RK6 LLC/Remedy (former La Porte New Porte MOB LLC) Real Property

Craig Phillips stated employment was estimated at 5 FT Employees, salaries were estimated at \$175,000 and the investment was originally estimated at \$2,700,000 for Real Property. Mr. Phillips stated that actual employment is 0 FT Employees, the actual salaries are \$0 and the company's actual investment was \$2,160,000. Mr. Phillips noted Remedy/La Porte 401 MP RK6

LLC is the owner of the building which is occupied by Northwest Health. Information regarding employees of Northwest Health at this location are as follows: 13 employees with actual salaries totaling \$1,625,000. Mr. Phillips recommends Reasonable Effort for Compliance with SB-1 for La Porte 401 MP RK6 LLC/Remedy.

Motion/Vote – La Porte 401 MP RK6 LLC/Remedy (former La Porte New Porte MOB LLC) Real Property

Councilwoman Feikes moved to certify La Porte 401 MP RK6 LLC/Remedy Real Property compliance statement of benefits as the taxpayer has made a reasonable effort to comply with the statement of benefits; motion seconded by Councilman Franke and unanimously carried.

Patrick Industries, Inc. Personal Property

Craig Phillips stated employment was estimated at 35 FT Employees, salaries were estimated at \$26/HR. and the investment was originally estimated at \$17,700,000 for Personal Property. Mr. Phillips stated that actual employment is 15 FT Employees, the actual salaries are \$648,251 and the company's actual investment was \$17,863,768. Mr. Phillips recommends Reasonable Effort for Compliance with SB-1 for Patrick Industries, Inc. for Personal Property.

Motion/Vote – Patrick Industries, Inc. Personal Property

Councilwoman Feikes moved to certify Patrick Industries, Inc. for Personal Property compliance statement of benefits as the taxpayer has made a reasonable effort to comply with the statement of benefits; motion seconded by Councilwoman Huffman and unanimously carried.

Pine Lake Development, LLC

Craig Phillips stated employment was estimated at 65 FT Employees, salaries were estimated at \$1,872,001.25 and the investment was originally estimated at \$4,000,000 for Real Property. Mr. Phillips stated that actual employment is 95 FT Employees, the actual salaries are \$1,568,137 and the company's actual investment was \$3,858,817. Mr. Phillips recommends Reasonable Effort for Compliance with SB-1 for Pine Lake Development, LLC. for Real Property.

Motion/Vote – Pine Lake Development, LLC

Councilwoman Feikes moved to certify Pine Lake Development, LLC for Real Property compliance statement of benefits as the taxpayer has made a reasonable effort to comply with the statement of benefits; motion seconded by Councilwoman Huffman and unanimously carried.

Introduction of a Second Amendment to Development Agreement (Park Street Community, LLC – Developer)

Councilman Buchanan moved to read a Second Amendment to Development Agreement for the first and only time in its entirety; motion seconded by Councilwoman West and unanimously carried. Councilman Buchanan read a Second Amendment to Development Agreement in its entirety.

Bert Cook, Executive Director of the La Porte Economic Advancement Partnership, outlined additional paving and water main installation requirements for the Hunter Woods Development on Park Street in conjunction with receiving \$65,000 from the developer. Mr. Cook also discussed the progress and infrastructure details.

Motion/Vote – Approve Second Amendment to Development Agreement (Park Street Community, LLC – Developer)

Councilwoman Feikes moved to approve the Development Agreement as presented; motion seconded by Councilman Franke and unanimously carried.

Introduction of a Resolution to Transfer Funds Within The 2025 Budgets

Councilman Galloway moved to introduce a Resolution; motion seconded by Councilwoman Feikes and unanimously carried. Councilman Galloway read a Resolution to Transfer Funds Within the 2025 Budgets in its entirety.

Clerk-Treasurer Parthun noted this was a Street Department transfer requested by Mike Frazee, Director.

Motion/Vote – Adopt Resolution R-14-2025

Councilwoman Huffman moved to adopt the Resolution as presented; motion seconded by Councilwoman West and unanimously carried.

**RESOLUTION R-14-2025
RESOLUTION TO TRANSFER FUNDS WITHIN THE 2025 BUDGETS**

Other Business

None

Adjourn

Councilman Galloway moved to adjourn; motion seconded by Councilwoman Feikes and unanimously carried.

Approved: _____
Thomas P. Dermody, Mayor

Attest: _____
Courtney Parthun, Clerk-Treasurer

Approved: May 19, 2025