

KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION
Courthouse, Old Courtroom
Thursday, January 9th 2025

The Kosciusko County Redevelopment Commission met at 1:30 p.m. on Thursday, January 9, 2025, Old Courtroom, Kosciusko County Courthouse. Members present included: Jan Orban, Rachael Rhoades, Doug Hanes, Kevin Stone, Dan Brown-ABSENT, Bruce Jackson-ABSENT, Dan Thystrup, Brad Johnson, a non-voting member and Attorney, Adam Turner.

Also present for the meeting was County Auditor, Alyssa Schmucker
Kosciusko County Area Planning Director, Matt Sandy
Kosciusko County Highway Superintendent, Steve Moriarty

Doug Hanes called the January 9th, 2025 meeting to order.

IN THE MATTER OF SWEARING IN THE COMMISSION:

County Auditor, Alyssa Schmucker, swore in the following members of the Redevelopment Commission for 2025: Jan Orban, Doug Hanes, Rachael Rhoades, Kevin Stone, Dan Thystrup and Brad Johnson. Each member was asked to sign their oath of office paperwork and return to Alyssa after the meeting.

IN THE MATTER OF ELECTION OF COMMISSION OFFICERS FOR 2025:

Doug Hanes explained that they were needing to elect the President, Vice President and Secretary for 2025. He explained that for the President and Vice President positions, one has to be selected by the Commissioners and one selected by the Council.

Motion: Jan Orban
Second: Dan Thystrup
Ayes: 5 Nayes: 0
Motion Carried

To: Nominate Doug Hanes as President
for 2025. Doug Hanes accepted.

Motion: Dan Thystrup
Second: Rachael Rhoades
Ayes: 5 Nayes: 0
Motion Carried

To: Nominate Jan Orban as Vice
President for 2025. Jan Orban accepted.

Motion: Jan Orban
Second: Rachael Rhoades
Ayes: 5 Nayes: 0

To: Nominate Dan Thystrup as Secretary
for 2025. Dan Thystrup accepted.

Motion Carried

IN THE MATTER OF APPROVING THE 11-14-2024 MEETING MINUTES:

Doug Hanes requested to approve the minutes from the 11-14-2024 meeting.

Motion: Dan Thystrup

Second: Jan Orban

Ayes: 3 Nays: 0

ABSTAINED: Rachael Rhoades and Kevin Stone, due to not being part of that meeting.

Motion Carried

To: Approve the minutes from 11/14/2024, as presented.

IN THE MATTER OF LEGAL REPRESENTATION FOR 2025:

Doug Hanes, presented a Legal Services agreement between Adam Turner and the Redevelopment Commission for approval. The agreement is for a retainer fee in the amount of \$2,000.00 that will be paid from the CCD Redevelopment Legal Services Account 1138-32059. This agreement will be presented to the Commissioners on 1/14/2025 for approval.

Motion: Dan Thystrup

Second: Jan Orban

Ayes: 5 Nays: 0

Motion Carried

To: Approve the Adam Turner Agreement as presented.

IN THE MATTER OF MENTONE CO-OP TIF FUNDS:

Steve Moriarty, Kosciusko County Highway Superintendent came before the commission to follow up with a project approved in December 2024. In December, the commission approved \$500,000 to re-pave CR 700W from SR 25 to CR 700S, near Burket. Since that meeting, Moriarty received a quote of \$700,000 to complete that stretch of road. With \$500,000, the pavement could reach CR 600S. Moriarty felt strongly based on studies of that road as a semi route that the pavement needed to reach CR 700S. He requested an additional \$160,000 for a total of \$660,000 for the project.

Commission Member Kevin Stone asked why there was a large discrepancy between the initial estimate that was approved and the quote. Moriarty explained the quote of \$500,000 was based on last year's prices. He said prices have gone up; plus, the contractor said three inches of width won't be sufficient for all the semi traffic. Other commission members discussed if there were any other upcoming projects in the TIF district that would require the funds, but they did not know of any.

Motion: Dan Thystrup

Second: Jan Orban

Ayes: 5 Nays: 0

To: Approve the request for a total of \$660,000.00 of TIF funds to pave from

Motion Carried

CR 700W from SR 25 to CR 700 S, as presented.

IN THE MATTER OF MAPLE LEAF TIF FUNDS:

Steve Moriarty, Kosciusko County Highway Superintendent wanted to follow up with the Maple Leaf project. He explained that East CR 900N was repaved in 2020, but it can get congested, causing drivers to take East Mock Road. Steve then recommended repaving a two-mile stretch of Mock Road, from Old SR 15 to CR 200E, in order to strengthen the infrastructure connecting the Maple Leaf traffic. It was confirmed with Maple Leaf there were no other upcoming projects that would require the TIF funds.

Motion: Jan Orban

Second: Rachael Rhoades

Ayes: 5 Nays: 0

Motion Carried

To: Approve the request for a total of \$444,000.00 of TIF funds to pave a 2 mile stretch of Mock Road from Old SR 15 to CR 200E, as presented.

Doug Hanes, Redevelopment Commission President asked Steve Moriarty about the Community Crossings Grant program. Steve Moriarty, Kosciusko County Highway Superintendent gave an explanation of the Community Crossings Grant program. This is an annual grant program where you get 50% back depending on population of your county. Last year it was matched at \$1.5 million. This year we are planning on paving Packerton Road and Armstrong Road. It gives opportunities to do larger projects with their matches. It is a process to get the grant, but we work through it.

IN THE MATTER OF AMENDING THE SPENDING PLAN:

Alyssa Schmucker and Adam Turner stated that a motion needed to be made regarding the spending plan for the previous 2 motions. A motion was made to update TIF spending to include the spending allocations approved at today's meeting and submit to Gateway.

Motion: Dan Thystrup

Second: Jan Orban

Ayes: 5 Nays: 0

Motion Carried

To: Approve to update TIF spending plan to include the spending allocations approved at today's meeting and submit to Gateway, as presented.

IN THE MATTER OF LEWIS DREYFUS ABATEMENT APPROVAL:

Steve Snyder, Attorney at Law stated that the Abatement was approved for \$50,000,000.00 by the Council on 12/14/2024. This Abatement must also be approved by the Redevelopment Commission since it is within the Dreyfus TIF area.

Motion: Jan Orban
Second: Dan Thystrup
Ayes: 5 Nays: 0
Motion Carried

To: Approve the \$50,000,000.00 Lewis
Dreyfus Abatement, as presented.

IN THE MATTER OF KEDCO UPDATE:

Suzie Light from KEDCO provided an update. Project Grizzly in Milford does not have any updates. Project Racer is waiting for the project to do their due diligence and make a public announcement that should be before summer. Project Boot is working with the City of Warsaw and trying to secure a site and might be orthopedic related. Rabbit Ridge in Syracuse has broken ground and that is a planned community of 52 duplexes. Orthopedic start ups is in partnership with Plug and Play to ensure new businesses and cohorts consider the benefits of Kosciusko County. Warsaw Racket Club has property that has been acquired by Thane White, who is currently the owner of Fit 24, hosting an open house on January 11, 2025 from 10a-5p. The Local economic development organizations Council of 11 counties will be hosted here in Warsaw in 2 weeks, this is the first time to be held in Warsaw. The Manufacturing roundtable will be hosted on January 22, 2025 at 3:30pm-4:45pm at the Ivy Tech Orthopedic and Advanced Manufacturing Training Center on Executive Drive. Following that roundtable, Ivy Tech will be hosting the KEDCO entrepreneurial social. Attainable housing, there are seven different projects in various stages throughout the county. KEDCO is going to host an event with local lenders and Club720 to discuss how local lenders can participate in building attainable housing around the county. Another meeting will be held with Club720 to help educate local boards on the benefits of capital stacking. They are asking for representatives from the Commission to help educate with their power of TIF. (Club720 is in reference to having a credit score of 720 and the ability to afford housing) KEDCO is welcoming new board members in the new year, Mike Long, Cary Groninger, Eric Myer and Frank Levinson. Discovery Grant program, Purdue University Manufacturing Extension Partnership (MEP) and KEDCO are collaborating to provide manufacturers in Kosciusko County grant discovery program database with over 1000 tax incentives, grants and other funding opportunities including Federal, State and Local programs and the County has already earmarked a couple of projects they would like to run through the MEP to see if additional funding can be identified.

IN THE MATTER OF FURTHER BUSINESS:

Matt Sandy stated that part of his responsibility as Plan Commission is to keep track of what legislatures are coming up at the planning level and there is one bill that could affect the Redevelopment Commission. Senate Bill 104 could affect the Residential TIF. He suggests to keep an eye on this bill as it works its way through.

Being no further business, the meeting was adjourned.

KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION
Courthouse, Old Courtroom
Thursday, March 13, 2025

The Kosciusko County Redevelopment Commission met at 1:30 p.m. on Thursday, March, 13, 2025, Old Courtroom, Kosciusko County Courthouse. Members present included: Jan Orban, Rachael Rhoades, Doug Hanes, Dan Brown, Bruce Jackson, Dan Thystrup and Attorney, Adam Turner. Kevin Stone and Brad Johnson, a non-voting member were not present.

Also present for the meeting was County Auditor, Alyssa Schmucker
Kosciusko County Area Planning Director, Matt Sandy
Kosciusko County Highway Superintendent, Steve Moriarty

Doug Hanes called the March 13, 2025 meeting to order.

IN THE MATTER OF APPROVING THE 1-9-2025 MEETING MINUTES:

Doug Hanes requested approval of the January 9, 2025 meeting minutes.

Motion: Dan Thystrup

To: Approve the January 9, 2025 meeting minutes as presented.

Second: Jan Orban

Ayes: 4 Nays: 0

Motion Carried

**IN THE MATTER OF OATH OF OFFICE FOR DAN BROWN AND
BRUCE JACKSON:**

Alyssa Schmucker, County Auditor swore in Dan Brown and Bruce Jackson into Office.

IN THE MATTER OF TIF REVIEW:

In accordance with IC 36-7-25-8, the following information must be presented on each TIF district.

☐ 30 West

The TIF area was established in 2015 - 25-year duration – End Date 2040

1. The Commission's budget for tax increment revenues
Collected within each allocation area.

2025 Approved Budget 410,000.00 with Fund Balance of \$412,892.14

2. The long-term plan for each allocation area-

Continue to Support Infrastructure as opportunities as funding allows

3. The impact of each allocation area on the overlapping
Taxing units.

Taxing Units within the TIF-Etna, Prairie, Plain, Wayne, Harrison

***Taxing Entities-County, Solid Waste District, Etna Twp., Triton Schools,
Prairie Twp., Plain Twp., Wayne Twp., City of Warsaw Fire Territory,
Warsaw Library, Warsaw Schools, Harrison Twp., Bell Memorial
Library, Tippecanoe Valley Schools***

☐ Dreyfus

The TIF are was established in 2006 - 25-year duration- End date 2036

1. The Commission's budget for tax increment revenues

Collected within each allocation area.

2025 Approved Budget Cash Fund \$375,000.00 with a Fund Balance of \$424,748.84

BOND FUND Cash Balance \$323,120.93 Remaining Bond Payments of \$878.058.00

2. The long-term plan for each allocation area

Continue to Support Infrastructure as opportunities as funding allows

3. The impact of each allocation area on the overlapping

Taxing units.

Taxing Units within the TIF-Clay

***Taxing Entities-County, Solid Waste District, Clay Twp., Warsaw
Schools***

Being no further business, the meeting was adjourned.

After the meeting was adjourned, Reedy Financial presented a TIF presentation.