

KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION
Courthouse, Old Courtroom
Thursday, January 13, 2011

The Kosciusko County Redevelopment Commission met at 9:00 AM on Thursday, January 13, 2011, in the Old Courtroom, Kosciusko County Courthouse. Members present included: Max Courtney, Bruce Woodward, Bill Warren, and Larry Teghtmeyer. Also present for the meeting was County Administrator, Ron Robinson and County Auditor, Marsha McSherry, George Robertson, KEDCo Director, Dan Brown, Milford Redevelopment Commission and Fred Ramser, Nuway Construction.

In the Matter of Swearing in of the Commission:

County Auditor, Marsha McSherry, swore in the following members of the Redevelopment Commission for 2011: Max Courtney, Henry DeJulia, Larry Teghtmeyer, Bill Warren and Bruce Woodward.

In the Matter of Reorganization of Officers:

President Henry DeJulia opened the floor for nomination of officers. It was the consensus of the members that County Auditor, Marsha McSherry, would serve as recording secretary for the Redevelopment Commission.

Motion:	Bill Warren	To: Nominate Henry DeJulia to serve as
Second:	Bruce Woodward	President
Ayes:	5	Nayes: 0
Motion Carried		
Motion:	Max Courtney	To: Retain 2010 officers for 2011 as:
Second:	Bill Warren	Max Courtney – Vice President
Ayes:	5	Nayes: 0
Motion Carried		
		Bruce Woodward – Secretary
		Bill Warren - Treasurer

President Henry DeJulia called the meeting to order and the December, 2010 minutes were approved as presented.

In the Matter of KEDCo Update:

George Robertson, KEDCO Executive Director stated the KBRC's meeting that was held on January 12, 2011 was well attended and generated much excitement. Robertson added the KBRC is a great first step for small businesses and entrepreneurial programs.

Robertson reiterated there are two basics in economic development: real estate and workforce and there is a need to constantly work on these two items. As for the workforce area, Robertson noted there is not a lot of data available. Therefore the KBRC's business retention group has enlisted 25 young business people to canvas approximately 150 companies within the County to gather data. Some of the things that will be addressed during the canvassing will include:

- How big of a problem spousal jobs are for companies
- Which occupations are facing baby boomer retirement
- If needed skill sets are in place within the County

In the Matter of KEDCo Update Continued:

Robertson added by evaluating the data collected, it will provide a sense of the workforce watershed and will help the County work in partnerships with neighboring counties and build goodwill.

As for the real estate, Robertson stated there are not a lot of vacant buildings, which speaks well for the health of the County. Robertson referenced the length of use buildings as well as building specs, noting building specs have remained the same for many years. However; that is changing as “virtual spec” buildings are becoming a popular form of marketing.

DeJulia questioned if industrial parks built to spec were appealing to prospective businesses. Robertson stated they can be, depending on the size of the buildings. He added it can be high risk if buildings are built too large.

Robertson went on to say he would not recommend people invest a large amount of money, whether it be private or public monies, to make a site “shovel ready” due to the high risk involved. He went on to say his recommendation would be to get a site as close to “shovel ready” as possible. To do this the following steps should be completed:

- Property owner would need to have completed the needed studies; ie: environmental, archeological and wet land delineation
- Define infrastructure – water, sewer, fiber optics and roadways
- Get written agreements in place for infrastructure
- Move forward to “design” phase – obtain options for right of ways and engineering and or design studies.

At this point a property owner has increased the prospects believability in the property, as prospects want to know that all other items will be able to be put in place within the same twelve months that it would take them to build their building. Robertson noted this is what makes a site “near shovel ready”.

Robertson went on to say mental adjustments must be made in economic development. Companies spend years planning for growth and it is necessary for the County or property owner to adjust to catch up by having sites as “near shovel ready” as possible. He added that is what KEDCo is working on – evaluating all sites within the county and working with the towns and property owners to move these sites forward to the “near shovel ready” stage. Robertson then referenced the Beer property located near Milford and the possibility of a recommendation to the County Commissioners on what the County could do to assist the development of the Beer property.

In the Matter of Milford Redevelopment Commission Update:

Fred Ramser, Nuway Construction also spoke to the Commission regarding the Beer property. Ramser stated the Beer property consists of 200 plus acres. He added there are five contiguous property owners that have also expressed a desire to sell, which would make the Beer site a 300 acre site.

Dan Brown, Milford Redevelopment Commission provided additional information regarding the Beer site. Brown stated the southwest corner of the property is adjacent to Milford’s town limits. He added the Milford Redevelopment Commission has requested that the town allow them to pursue voluntary annexation of the property and the town has granted approval for the Commission to move forward.

In the Matter of Milford Redevelopment Commission Update Continued:

The Commission is working with the town attorney to determine what steps will need to be taken to proceed with the voluntary annexation and a possible TIF district.

Brown also noted the property owner appears to be agreeable also to the voluntary annexation. He went on to say the Commission feels confident they can move the Beer property forward, bringing it closer to being a “shovel ready” site without a large investment.

Discussion continued regarding the property in terms of access to SR 15 and the railroad.

Robertson stated it would be wise to provide the property with access to SR 15 as soon as possible, adding 1300 N could be extended to SR 15. He noted the County’s cooperation with the roadway would be needed.

Discussion ensued regarding the railroad with Robertson adding discussions need to begin regarding options for the right-of-way.

Bruce Woodward concurred with Robertson on the importance of having written agreements in place.

Brown stated the Milford Redevelopment Commission would like to see the County initiate the design phase for the property – possibly the 1300 N extension. Additional discussion ensued on the importance of the project and the benefits it would provide the Milford/Syracuse access.

Larry Teghtmeyer agreed it would be beneficial to the entire northern workforce, adding he felt it would be a good project to pursue. Teghtmeyer then suggested a recommendation be made to the County Commissioners to pursue a preliminary study for the extension of 1300N.

It was also noted this would benefit the county as a whole in regards to economic development.

Woodward stated he would need to abstain from any vote(s) regarding this issue as there is a potential profit for him from the sale of one of the adjacent properties.

Motion: Larry Teghtmeyer

Second: Max Courtney

Ayes: 4 Abstain: 1

Motion Carried

To: Make a recommendation to the County Commissioners that they pursue a preliminary study on extending 1300 N to SR 15 with a reasonable cost estimate in order to benefit the economic well being of the community.

In the Matter of TIF Update:

Robertson touched on TIFs noting establishing a TIF has become more difficult not only for the State of Indiana but on the national level as well. He added if there is no revenue, there is no way to repay the bonds and bond developers are not willing to be speculative during these tough economic times. Robertson stated the old adage “build it and they will come” is not true anymore.

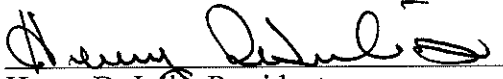
In Other Matters:

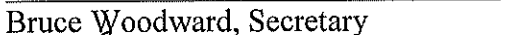
Teghtmeyer thanked Robertson for the clarification on “pre or near shovel ready” sites –vs- shovel ready sites. Teghtmeyer added that is one of the issues the Redevelopment Commission has been wrestling with for quite some time.

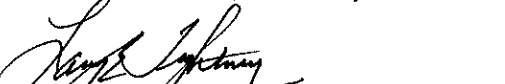
In Other Matters Continued:

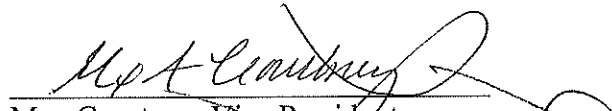
Robertson reiterated it can be cost inhibitive to have shovel ready sites available; however it is wise to have “near shovel ready” sites in place.


Being no further business, the meeting was adjourned.


Henry DeJulia, President

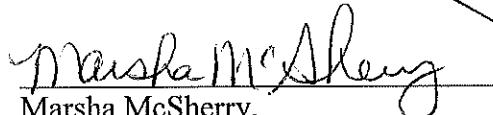

Bruce Woodward, Secretary


Larry Teglmeyer, Member


Max Courtney, Vice President


Bill Warren, Treasurer

Attest:


Marsha McSherry,
Kosciusko County Auditor

KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION
Courthouse, Old Courtroom
Thursday, February 10, 2011

The Kosciusko County Redevelopment Commission met at 9:00 AM on Thursday, February 10, 2011, in the Old Courtroom, Kosciusko County Courthouse. Members present included: Henry DeJulia, Max Courtney, Bill Warren, and Larry Teghtmeyer. Also present for the meeting was County Administrator, Ron Robinson, County Auditor, Marsha McSherry, George Robertson, KEDCo Director, Joe Kessie from Lake City Bank and Jim Tinkey from Mutual Bank.

President Henry DeJulia called the meeting to order and the January, 2011 minutes were approved as presented.

In Old Business:

In the Matter of Redevelopment Commission Request Update:

County Administrator, Ron Robinson, updated Commission members regarding their request of the Commissioners to pursue an initial study on extending County Road 1300N to State Road 15. Robinson stated the County Commissioners authorized him to contact an engineering firm to look into preliminary cost estimates on the extension. Robinson added discussion is in the beginning phase with the railroad also. He noted a new spur is being added this spring in Claypool for Louis Dreyfus which will add to the amount of trains utilizing the north/south track.

George Robertson, KEDCo Director, stated Bob Murphy is investigating a possible TIF for that property.

Discussion was held regarding TIF areas and the funds captured within the TIF and whether those funds should return to the County once the term of the TIF is complete or remain in the TIF. Discussion continued regarding the effects of TIF districts on schools and the funds lost to schools by creating a TIF.

In New Business:

In the Matter of KEDCO Update:

George Robertson, KEDCo Director, thanked the Redevelopment Commission for the invitation to address the Commission and commended the County Commissioners and Ron Robinson, County Administrator, for acting so quickly on the Redevelopment Commission's request to extend CR 1300N.

Robertson discussed criteria important to site consultants including: updated web sites, tax rates, and available labor base. Two new criteria were added to the list: level of community leadership and level of collaboration between the various entities within County government.

In the Matter of KEDCO Update Continued:

Robertson then stated Warsaw City Council is working with two (2) local businesses (Flexhaust and Winona PVD) on their respective expansions. Robertson added those companies have received offers from other States to relocate but those companies have chosen to remain in Kosciusko County. Discussion was held concerning the attributes of the Southern States versus Kosciusko County. Robertson noted Kosciusko County offers superior geographic location and skilled workforce. Robertson further discussed the extensive tools developed by the Southern States to assist relocating businesses.

Robertson then referenced the survey that will be given to 150 companies in the County to establish the skill set needed for new or existing employees, and what the County can do to help cultivate that skill set.

Considerable discussion was held regarding training/retraining local workers. Robertson noted if the County can solve the problem of how to get employees trained, businesses will locate here.

Robertson reiterated the location of the County and skilled workforce are facets keeping the County competitive against other States and neighboring counties.

Discussion ensued regarding the issue of lost jobs due to technology and companies continuing to receive economic development monies to remain viable and competitive. Discussion continued regarding the advantages of investing in the community by refurbishing a building or retraining a workforce instead of providing "grant" monies to a new company without a tangible investment. Robertson noted the competitive attitude between states will continue even once the recession has eased.

In the Matter of Local Banking Issues:

Joe Kessie from Lake City Bank and Jim Tinkey from Mutual Bank were introduced by Henry DeJulia. Kessie stated manufacturing has increased more than retail business with companies continuing to have issues finding a skilled workforce. Kessie expressed concern with technology replacing workers but noted the importance of retraining those workers to keep up with technological advances. Kessie expressed the importance of working with the high schools and post-secondary schools to provide training for local employers to keep up with technology. Kessie noted local companies are obtaining loans for equipment and increased technology as opposed to expansion. Kessie and Tinkey expressed concerns regarding decreasing property values for companies considering expansion.

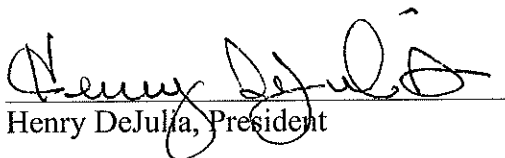
George Robertson discussed the State government restrictions on Indiana Revenue Bonds and those effects on local businesses. Discussion was then held regarding loan options for companies with enticing interest rates, offer of other government programs and fee waivers.

In the Matter of Local Banking Issues Continued:

Kessie and Tinkey discussed the funding of loans through local deposits and also how local banks benefit from the large local companies.

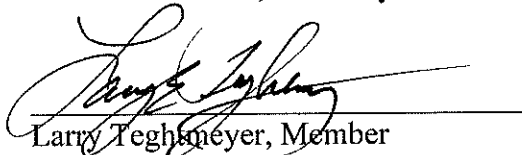
Both men acknowledged having Robertson as a full-time Economic Development Director was a great asset in helping move the County forward.

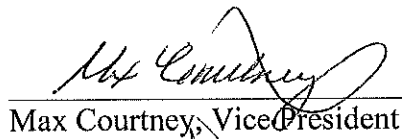
Being no further business, the meeting was adjourned.

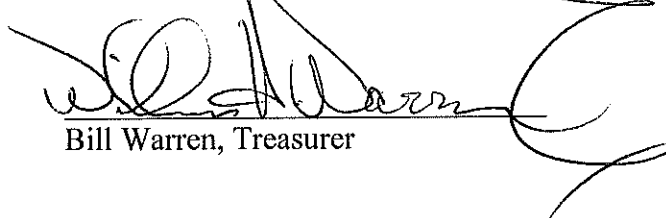

Henry DeJulia, President

Absent

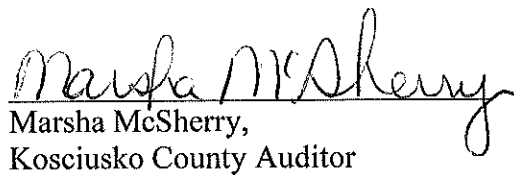
Bruce Woodward, Secretary


Larry Teghameyer, Member


Max Courtney, Vice President


Bill Warren, Treasurer

Attest:


Marsha McSherry,
Kosciusko County Auditor

KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION
Courthouse, Old Courtroom
Thursday, March 10, 2011

The Kosciusko County Redevelopment Commission met at 9:00 AM on Thursday, March 10, 2011, in the Old Courtroom, Kosciusko County Courthouse. Members present included: Henry DeJulia, Max Courtney, and Bruce Woodward. Also present for the meeting was County Administrator, Ron Robinson, County Auditor, Marsha McSherry, George Robertson, KEDCo Director, and Allison McSherry, Constituent Liaison for Congressman Marlin Stutzman.

President Henry DeJulia called the meeting to order and the February, 2011 minutes were approved as presented.

In New Business:

In the Matter of Congressman Marlin Stutzman 3rd District Presentation:

Allison McSherry, Constituent Liaison for Indiana District 3 Congressman Marlin Stutzman spoke to the Redevelopment Commission on behalf of Congressman Stutzman. McSherry presented a brief outline of the Congressman's duties noting Stutzman represents the northeast corner of Indiana including the counties of DeKalb, Kosciusko, LaGrange, Noble, Stueben and Whitley as well as part of Allen and Elkhart. She went on to say Stutzman's DC office/staff handle the legislative issues where the Indiana staff offers constituent services, i.e. immigration, social security, tax, postal and veteran's affair issues. McSherry noted Congressman Stutzman serves on the House Committee on Agriculture, the House Committee on the Budget and House Committee on Veteran's Affairs as well as the Subcommittee on Economic Opportunity.

McSherry addressed the matter of grants and small businesses. She stated there is no "free money" available; however, Stutzman's office works with small business startups to make sure they are in contact with local Small Business Development Centers (SBDC) as well as the Indiana Economic Development Commission (IEDC). McSherry did touch on federal and state grants, noting the website www.grants.gov as a viable resource for searching for and applying for available grants.

McSherry then spoke on the current challenges facing the country, noting jobs, budget and leadership deficits as key challenges. She also addressed current debt and spending trends and the need to curb government spending as well as reduce debt.

On the local level, McSherry urged groups to contact House Speaker Brian Bosma and local representatives and voice their concern over the possible redistricting of Kosciusko County. McSherry noted concern over Kosciusko being sent to the 2nd District or possibly split between multiple Districts.

McSherry referenced recent news releases regarding two local companies that were bringing additional jobs to the county. She added job prospects appear to be on the increase in the next few months according to the latest quarterly Manpower Employment Outlook Survey as reported in the Fort Wayne Journal Gazette.

In the Matter of Congressman Marlin Stutzman 3rd District Presentation Continued:

McSherry also noted Congressman Stutzman is hosting a job fair for the entire 3rd District on May 19th from 1:00 – 5:00 pm on the IPFW Campus with seventy-five (75) table spaces available. She stated they are in the process of contacting Chambers at this time in order for the information to be passed on to local business and industries looking to hire.

McSherry reiterated the desire that businesses keep in contact with Congressman Stutzman's office as it is an asset to the County as well as a place of great resource for economic development.

Commission member Courtney questioned McSherry how or what kind of effect current tax rates have on local companies in relationship to manufacturing in China or Ireland with minimal tax rates. McSherry noted the United States currently has the second highest tax rates in the world and as of April 1, 2011 will have the highest rates; however it is also technology and productivity that play key roles in location of business outside of the US.

McSherry thanked the Commission for the opportunity to speak to them on behalf of Congressman Stutzman.

In the Matter of Other Discussion:

Commission President DeJulia presented information regarding SB 69 which deals with annexation matters. DeJulia noted without annexation, it may be impossible for a town/area to incur growth or provide additional services. He then referenced Syracuse's annexation of Oakwood Park.

Commission member Woodward noted Syracuse is active in pursuing growth and possible grants to assist with that growth; however Woodward questioned if the Redevelopment Commission should be working on the mechanics of what they would need a grant for before continuing monthly discussions on possible grants. Woodward noted the Commission hasn't focused on their objective for quite some time adding he felt the Commission should work on identifying goals and the mechanics needed to meet those goals first and not the funding; adding grant monies come and go.

DeJulia noted a difference in philosophy regarding the importance of grants.

In the Matter of KEDCO Update:

George Robertson, KEDCo Director, remarked Woodward made a good point about starting with a project; and then pursuing grant(s) that are available and will work for that project - as all grants have strings attached and the grant market is very competitive. He added that if a grant is obtained, it is sometimes necessary to hire a grant administrator to deal with the amount of paperwork involved with the grant follow-up.

Robertson stated he has been in the process of calling on as many towns as possible to discuss economic development, adding industrial development is not the only option to be looked at. He went on to reference the cost of land located along US 30 in order to expand on a transportation route adding if ground is obtained, sewer and water become key at that point.

Woodward noted he felt that is where the Redevelopment Commission's focus should be - developing future transportation options.

In the Matter of KEDCO Update Continued:

Discussion continued regarding transportation with Robertson noting if gas prices reach \$4.00 per gallon there will be major changes in the transportation system in the US and there will be an increased importance on railways.

McSherry interjected last year, Amtrak experienced the highest number of travelers since its inception. She went on to say there are several entities that are interested in possible railway expansion within the county and that if everyone would work together regarding the issue, the County would be much more powerful as a whole in making something happen.

Robertson reiterated jobs appear to be picking up and referenced local companies – Flexaust and PVC. He added however; the entire country is desperate for manufacturing jobs and the competitiveness remains fierce. Robertson stated KEDCo has been out talking to local companies to see what their needs are and what can be done for them to make sure they stay here in the county. He noted the recession was painful for many companies, however; it was also informational for many as they became smarter or more efficient. Robertson also noted many companies need to fill supervisor positions and are looking at younger people for these positions as there is a shortage in the Generation X age group.

Robertson summarized, saying the purpose of his visits to local companies is to see what their needs are and to locate solutions for those needs.


In Other Matters:

- Discussion was held by the Commission regarding the need to re-evaluate available ground throughout the county and the possibility of acquiring land when it is available, especially any located along US 30. Although Robertson does not recommend investing large sums of money to make sites “shovel ready” due to the high risk involved, he did note it is wise to acquire land when it is available.
- Members briefly touched on the topic of TIF districts, with Robertson noting TIF defaults have increased over the past few years.
- Robertson reported the water/sewer report had been received for the Milford project and it was determined that a “loop” system would work. County Administrator Ron Robinson stated he had not received any news regarding the preliminary study for the roadway or railroad on the Milford project.


In the Matter of Future Redevelopment Commission Meetings:

It was the consensus of the Commission that at their next meeting, the members re-define their goal(s) and determine the direction they need to take to reach those goals.

Being no further business, the meeting was adjourned.


Henry DeJulia, President


Max Courtney, Vice President


Bruce Woodward, Secretary

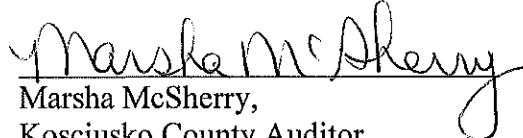
Absent

Bill Warren, Treasurer

Absent

Larry Teghtmeyer, Member

Attest:


Marsha McSherry,
Kosciusko County Auditor

KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION
Courthouse, Old Courtroom
Thursday, April 14, 2011

The Kosciusko County Redevelopment Commission met at 9:00 AM on Thursday, April 14, 2011, in the Old Courtroom, Kosciusko County Courthouse. Members present included: Henry DeJulia, Max Courtney, Bruce Woodward, Bill Warren and Larry Tegtmeyer. Also present for the meeting was County Administrator, Ron Robinson, County Auditor, Marsha McSherry, and George Robertson, KEDCo Director.

President Henry DeJulia called the meeting to order and the March, 2011 minutes were approved as presented.

In Old Business:

In the Matter of Milford Project:

George Robertson, KEDCo Director, stated work is being done on feasibility as well as annexation. Robertson added water and sewer studies have been completed however the traffic/road studies will be done as weather permits.

In New Business:

In the Matter of KEDCO Update:

George Robertson, KEDCo Director, provided updates to the Commission stating KEDCo committees are functioning well. Robertson stated the marketing committee made a recent presentation regarding new and changing information companies are searching for; adding the importance of using social media in marketing. Robertson relayed the importance of updating the KEDCo website targeting site selectors as well as CEO/company heads that perform their own research. Robertson added the importance of developing a mobile application to be used by corporate real estate agents and site selectors.

Robertson then stated interviews of existing local companies are approximately one-third done; so far, all issues found from those interviews are solvable. Robertson expressed the need for networking among local manufacturing companies. Robertson stated KEDCo is in the process of partnering with IPFW to provide monthly group meetings for lean manufacturing practices. Robertson noted the small business entrepreneurial group is focusing on creating a small business owner training course.

Robertson then added potential companies' capital investment for new buildings is low due to the economy while the need for existing buildings is increasing along with capital investment in equipment. Robertson added the need still exists for a buildable site on US 30 east, the most viable truck route in the County. Robertson also added railroad sites are becoming more desirable to companies due to the strained economy and cost of fuel.

In the Matter of Possible Incentive Packages:

Henry DeJulia referenced a sample incentive package check sheet used by Elkhart County. Bruce Woodward and Larry Teghtmeyer both relayed opposition to using a grading or points system for potential companies. DeJulia expressed the importance of developing an incentive package available to potential companies. Woodward felt KEDCo should be the agency to develop incentive packages to potential companies. Woodward also stated the Redevelopment Commission should focus on creating shovel ready sites within the County as well as zoning and infrastructure.

Discussion ensued regarding using KEDCo and their resources in attracting new companies and retaining existing companies. Discussion also included the use of committees within KEDCo that would ensure proper incentive packages are developed to attract new business. Max Courtney expressed the importance of keeping track of the sewage and water capacities as well as zoning in potential new business sites.

Discussion was held regarding locating and obtaining shovel ready sites under the control of KEDCo or the Redevelopment Commission.

Courtney stated KEDCo will continue to define possible issues by interviewing the ninety (90) local companies and the Commission would be better served waiting to hear from KEDCo when those issues are defined.

Courtney also recommended reviewing State regulations for the Redevelopment Commission to ensure compliancy.

In the Matter of May, 2011 Redevelopment Commission Meeting:

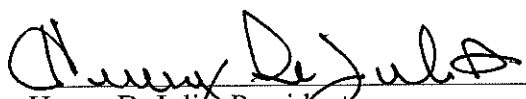
Larry Teghtmeyer suggested waiting for KEDCo to complete the local company interviews and report its findings to the Commission, thereby cancelling May, 2011 Redevelopment Commission meeting and reconvene for the June, 2011 meeting.


Motion:	Larry Teghtmeyer	To:	Not meet for May, 2011 and
Second:	Bill Warren		reconvene in June, 2011.

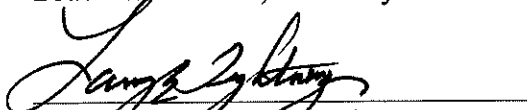
Ayes: 5 Naves: 0

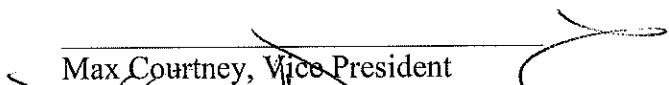
Motion Carried


Being no further business, the meeting was adjourned.


Henry DeJulia, President

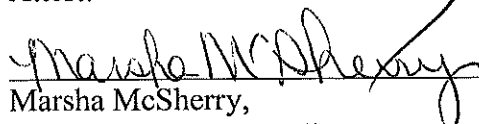

Bruce Woodward, Secretary


Larry Teghtmeyer, Member


Max Courtney, Vice President


Bill Warren, Treasurer

Attest:


Marsha McSherry,
Kosciusko County Auditor

KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION
Courthouse, Old Courtroom
Thursday, August 11, 2011

The Kosciusko County Redevelopment Commission met at 9:00 AM on Thursday, August 11, 2011, in the Old Courtroom, Kosciusko County Courthouse. Members present included: Henry DeJulia, Bruce Woodward, Bill Warren and Larry Teghtmeyer. Also present for the meeting was County Administrator, Ron Robinson, County Auditor, Marsha McSherry, George Robertson, KEDCo Director and Bill Holder, GIS.

President Henry DeJulia called the meeting to order and the April 14, 2011 minutes were approved as presented.

In New Business:

In the Matter of KEDCO Update:

George Robertson, KEDCo Director, provided updates to the Commission stating KEDCo committees meetings are well attended. Robertson stated interviews of existing local companies are complete and the results are informative. Robertson noted some manufacturing companies are growing due to the use of "lean manufacturing" processes. Robertson added KEDCo along with IPFW held a "lean manufacturing" meeting on the process and its benefits. Robertson then stated KEDCo is forming a manufacturing council to open lines of communication between manufacturing companies throughout the County. Robertson added those manufacturing companies requested a supervisor training program and that program will be offered at Grace College as a semester-long class. Robertson then noted KEDCo will also offer a small business/new business training class at Grace College. Robertson added companies throughout the County are beginning to use KEDCo as a resource.

Robertson stated KEDCo has discussed TIFs and their expansion to capture tax dollars to be used for infrastructure. Robertson added Bill Holder, GIS Director, has worked with KEDCo on developing a map showing TIF districts throughout the County and layering that map with infrastructure such as water, sewer and fiber optic lines that new or existing companies require.

Discussion ensued regarding possible TIF areas throughout the County and which areas would be desirable to new companies. Discussion was then held regarding the County investing in the infrastructure to attract new businesses and retain existing businesses.

Member Larry Teghtmeyer expressed concern over inflated assessed values and property taxes for lake properties and its detriment to the real estate market. Robertson suggested inviting a realtor to the Redevelopment meeting to discuss the lake property market. Discussion was held regarding the number of lake properties for sale as well as emergency services and amenities provided to residents in the lake areas.

In the Matter of Additional KEDCo project:

Discussion was held on attracting additional tourism during the winter months and recreational use of the Tippecanoe River and the benefits to the County. Commission members then discussed the different groups to contact regarding cleaning up the Tippecanoe River, such as the Army Corps of Engineers, DNR, Arrowhead RC&D and St. Joe River Basin. Member Bill Warren expressed concern regarding the flooding issues that exist due to the debris obstructing the River. Member Larry Teghtmeyer recommended KEDCo research the impact of cleaning up the Tippecanoe River to help with flooding issues and also for recreational benefits. Teghtmeyer and Warren also suggested KEDCo research the tax structure of Tippecanoe, Turkey Creek and Plain Townships regarding the high assessed property values and also the delivery of emergency services and amenities to those townships paying excess property taxes.

Motion: Larry Teghtmeyer
 Second: Bill Warren
 Ayes: 4 Nays: 0
 Motion Carried


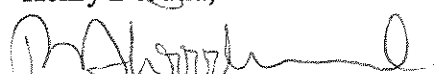
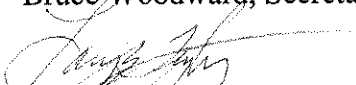
To: KEDCo to research the flooding issues along the Tippecanoe River and the recreational benefits along with the impact of cleaning up the Tippecanoe River; and research the tax structures of Tippecanoe, Turkey Creek and Plain Townships along with the delivery of services within those townships.

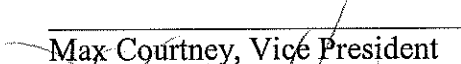
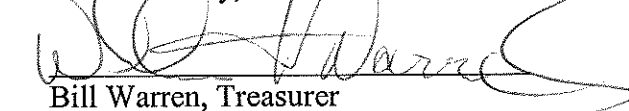
In the Matter of TIF District Discussion:

President Henry DeJulia discussed the location of TIF Districts within Turkey Creek Township and the use of the tax funds collected with the TIF for street maintenance, street lighting, etc. Member Larry Teghtmeyer expressed concern with purchasing land to market as “shovel ready” and the land prices becoming inflated when the purpose of that purchase becomes known. DeJulia stated he is in favor of the overlay map from Bill Holder showing the utilities, water and sewer within and around TIF Districts.

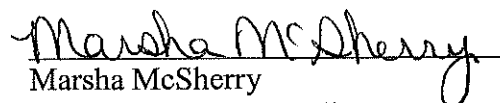
Discussion ensued regarding the Redevelopment Commission purchasing property to market as “shovel ready” or developed land. Discussion continued regarding offering services and amenities to potential companies to remain competitive with other counties and states.

Being no further business, the meeting was adjourned.


 Henry DeJulia, President

 Bruce Woodward, Secretary

 Larry Teghtmeyer, Member

Absent

 Max Courtney, Vice President

 Bill Warren, Treasurer

Attest:


 Marsha McSherry
 Kosciusko County Auditor

KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION
Video Conference Room – Justice Building
Thursday, September 8, 2011

The Kosciusko County Redevelopment Commission met at 9:00 AM on Thursday, September 8, 2011, in the Video Conference Room – Justice Building. Members present included: Henry DeJulia, Max Courtney, Bruce Woodward, Bill Warren and Larry Teghtmeyer. Also present for the meeting was County Administrator, Ron Robinson, County Auditor, Marsha McSherry, George Robertson, KEDCo Director, Kim Nance, KEDCo Senior Project Manager, Bill Holder, GIS Director and Betty Henline from Vision It Now.

President Henry DeJulia called the meeting to order and the August 11, 2011 minutes were approved as presented.

In Old Business:

In the Matter of KEDCO Map Updates:

George Robertson, KEDCo Director, discussed future development throughout the County and what features are sought after by potential businesses. Robertson stated important features include proximity to a major highway, fiber optic lines and also close proximity to the railroad. Robertson added the next utilities sought after by businesses are water and sewer lines.

Bill Holder, GIS Director, prepared a map detailing the utilities and fiber optic lines throughout the County. Discussion was held regarding the importance of running water lines and city sewer lines to building sites versus using a well and septic system. Discussion then included the capacity of water towers and sewer plants throughout the County.

In the Matter of Additional KEDCo project:

George Robertson, KEDCo Director, stated with regard to cleaning up the Tippecanoe River for potential recreational use, there are many Federal agencies involved when dealing with a waterway, such as the Army Corps of Engineers and the Environmental Protection Agency (EPA). Bill Warren expressed concern regarding the flooding issues that exist due to debris obstructing the River. Robertson then stated dredging the River is not allowed in order to protect zebra mussels and other wildlife in that ecosystem. Discussion continued regarding cleaning or dredging the Tippecanoe River and flooding concerns. Robertson suggested working with other counties along the Tippecanoe River before bringing the project before State and Federal agencies. County Administrator, Ron Robinson, suggested working with Arrowhead RC& D and the St. Joe River Basin on the flooding issues.

In New Business:

In the Matter of KEDCO Marketing and Website Update:

George Robertson, KEDCo Director, introduced Betty Henline from Vision It Now on updating the KEDCo website. Henline reviewed the updates and new options available through the KEDCo website. Robertson added KEDCo purchased domain sites for each city and town throughout the County and orthopediccapitaloftheworld.com therefore anytime a search is performed, the person is directed to the KEDCo website.

Kim Nance, KEDCo Senior Project Manager, discussed how available properties are entered into the State's website allowing site selectors to see the properties in our County. Nance added the County benefits from the State's website since site selectors and utility companies begin there when searching in Indiana for available properties. Robertson expressed the importance of working with realtors in the County in marketing the available properties.

Henline reviewed other features of the updated website including featured properties, latest news, work force and a data center that allows someone to print reports. Henline added KEDCo can also view a report showing who and how someone is viewing the website. Robertson expressed the importance of the addition of a vendor directory through the website listing the vendors (businesses) in the County and links to their websites. Robertson noted the website will also contain a link to the Small Business Success Course available to all business owners in the County.

Robertson added the "lean manufacturing" meetings through IPFW in Warsaw have begun and were well-attended. Robertson then added KEDCo will meet with PTAC (Procurement Technical Assistance Council) that helps companies get defense and government contracts.

Bruce Woodward expressed the Commission's thanks to Robertson and Nance for their hard work and dedication to KEDCo and the development of the County.

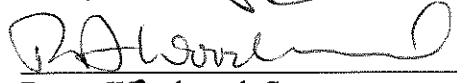
Robertson noted KEDCo is working with Allen and Whitley Counties to best utilize the US 30 Corridor. Robertson noted another critical item is to identify vendors needed by existing companies.

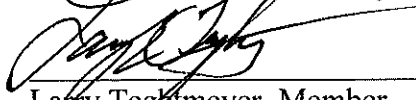
Larry Teghtmeyer expressed concern regarding the decline in summer business and the needed attention to the lake areas to promote tourism, etc. Robertson suggested finding a group to research who is purchasing lake properties and whether they remain summer homes or full-time residences. Bill Warren expressed concern over the increased number of full-time lake residents and the lack of emergency services and added school services. Nance added KEDCo is working with the Convention and Visitor's Bureau (CVB) on highlighting and designing winter activities throughout the County.

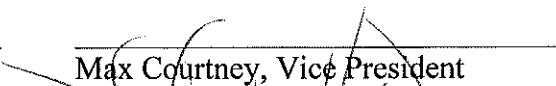
Bill Holder, GIS Director, expressed the importance of maps as an integral part of economic development websites. Holder added this allows companies to visualize where Kosciusko County is in relation to other counties, states, etc. Discussion continued on the facets and new additions to the KEDCo website.

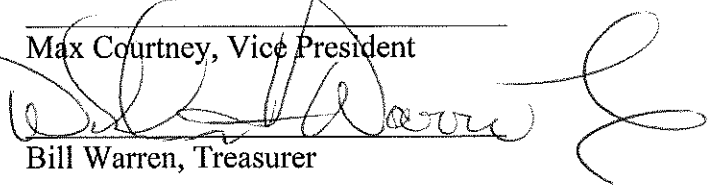
Being no further business, the meeting was adjourned.


Henry DeJulia, President

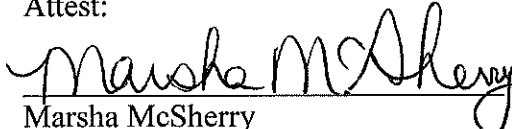

Bruce Woodward, Secretary


Larry Tegtmeyer, Member


Max Courtney, Vice President


Bill Warren, Treasurer

Attest:


Marsha McSherry
Kosciusko County Auditor

KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION
Courthouse, Old Courtroom
Thursday, October 13, 2011

The Kosciusko County Redevelopment Commission met at 9:00 AM on Thursday, October 13, 2011, in the Old Courtroom, Kosciusko County Courthouse. Members present included: Henry DeJulia, Bruce Woodward, Bill Warren and Larry Teghtmeyer. Also present for the meeting was County Auditor, Marsha McSherry, George Robertson, KEDCo Director and Kim Nance, KEDCo Senior Project Manager.

President Henry DeJulia called the meeting to order and the September 8, 2011 minutes were approved as presented.

In Old Business:

In the Matter of KEDCO Map Updates:

George Robertson, KEDCo Director and Kim Nance, KEDCo Senior Project Manager, presented a County map detailing the location of significant highways, railways, fiber optic lines and TIF districts (phase I). Robertson requested the Redevelopment Commission identify areas to target for development (phase II) based on the location of the identified infrastructure. Robertson stated phase II will consist of contacting the municipalities in those areas to identify their willingness to extend water and sewer to enable development in that area; phase III will consist of identifying water and sewer lines in the targeted areas then, look at land ownership within those areas. Robertson expressed concern with the lack of fiber lines along US 30 east between the City of Warsaw and Town of Pierceton.

The Commission identified the following areas for phase II:

- ❖ Leesburg TIF area – issues may include fiber running along railway instead of State Road 15 and no municipal water lines however new water facility on north side of Warsaw could expand to service Leesburg.
- ❖ Beer property in Milford.
- ❖ County Road 800W and its surrounding area to Etna Green – fiber line running along Old Road 30 makes it close enough to US 30. Bruce Woodward relayed the positives of Etna Green as being close to US 31, the railway, and municipal water as well as drawing a workforce from Marshall County.
- ❖ North of Pierceton TIF to Old Road 30 – positives include fiber running along State Road 13 and sewer capacity however water availability is questionable.
- ❖ South of Louis Dreyfus to Silver Lake along State Road 15 – concerns include rezoning land from agricultural and traveling SR 14 and SR 15 through Silver Lake. Positives include the intersecting railways and cheaper land prices.
- ❖ CR 700S, north of Louis Dreyfus.

Robertson added with identifying the areas for research and possible development that allows other entities to perform long term planning. Discussion was held regarding properties in and around Silver Lake. Discussion was then held regarding ownership of the railways and the use of inter-mobile train hubs and the use of unit trains.

In the Matter of KEDCO Map Updates Continued:

Bill Warren questioned how companies determine routes for fiber optic lines. Robertson responded CenturyLink stated lines are normally run according to the location of cell towers. Discussion ensued regarding existing and future planning for fiber optic lines.

Bruce Woodward stated even though the Town of Sidney is small and has no fiber; it does have the railway, SR 13, water and sewer. Woodward added the benefit of drawing from the workforce in Wabash County. The Commission expressed concern with the lack of fiber as well as the SR 13 not accommodating to truck traffic.

Larry Teghtmeyer questioned the size of the project KEDCo is looking at for the areas listed in phase II. Robertson responded it will depend on the size of the building the business is looking at, the bigger the building, the bigger the land requirement. Henry DeJulia questioned whether the phase II sites were for expansion or new business. Robertson responded these sites are primarily for new business.

Discussion was held regarding development in and around the Town of Mentone with the concerns being State Road 25 and no fiber optic lines.

Discussion continued regarding attracting new business versus existing business expansion.

Woodward questioned whether the US 30 east corridor should be included in phase II. Robertson responded that area could be included from CR 350W east to the city limits.

Discussion then continued regarding the area from CR 100E to the airport and whether that area should be annexed into the City of Warsaw or alternatives for the County for that land.

Robertson added KEDCo should report back to the Commission once research is complete on phase II identifying highway capacity, workforce, water, sewer and topography for the land.

In New Business:

In the Matter of KEDCO Update:

George Robertson, KEDCo Director, and Kim Nance, KEDCo Senior Project Manager, gave the following updates to the Commission:

- ❖ Small Business Class – well attended with graduation next week. Attendees were people already in business as well as those thinking of getting into business. The majority were running a business part-time while working elsewhere full-time. Attendees will graduate with the first draft of a business plan to help with their business. KEDCo is also looking at developing an entrepreneurial program to identify people with growth potential.
- ❖ Business Retention Area – Manufacturing Council also well attended and received positive feedback from local manufacturers helping to create a network within the County.
- ❖ Entrepreneur Hall of Fame induction set for November 3, 2011 focusing on agriculture and orthopedics as the foundation of business in the County.

In the Matter of KEDCO Update:

Larry Teghtmeyer informed the Commission that OrthoWorx will be approaching County Council regarding becoming a member as the City of Warsaw is also now a member. Teghtmeyer added the County Commissioners support becoming a member but the matter must go before Council. Teghtmeyer communicated OrthoWorx' goal of demonstrating community support that may allow future grant funding. Teghtmeyer also stated some

In the Matter of KEDCO Update Continued:

initiatives OrthoWorx may pursue may not be funded by the grant from the Lilly Endowment. Teghtmeyer added membership dues are collected from members to provide working capital for applications not allowed by the laws governing not-for-profit agencies like OrthoWorx, such as economic development and appealing the medical device tax. Bruce Woodward stated OrthoWorx is helping to develop amenities desired by the community such as cultural events, speakers, concerts, plays, etc.

Motion: Bruce Woodward

To: Support Kosciusko County becoming
a member of OrthoWorx.

Second: Larry Teghtmeyer

Ayes: 4 Nays: 0

Motion Carried

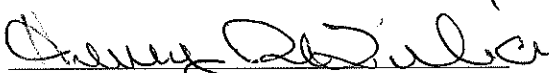
Teghtmeyer added he will convey the Redevelopment Commission's support to Council.

In the Matter of Future Meeting Invitees:

Henry DeJulia inquired as to inviting the Convention and Visitor Bureau (CVB) Director to a future meeting. Bruce Woodward and Larry Teghtmeyer agreed tourism should be a focus of the Commission.

County Auditor, Marsha McSherry stated the Kosciusko County Convention, Recreation & Visitors Commission (KCCRVC) recently voted to remove development grants and support the walk/bike path throughout the County.

Being no further business, the meeting was adjourned.


Henry DeJulia, President

Absent


Max Courtney, Vice President


Bruce Woodward, Secretary

Bill Warren, Treasurer


Larry Teghtmeyer, Member

Attest:


Marsha McSherry
Kosciusko County Auditor

KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION
Courthouse, Old Courtroom
Thursday, November 10, 2011

The Kosciusko County Redevelopment Commission met at 9:00 AM on Thursday, November 11, 2011, in the Old Courtroom, Kosciusko County Courthouse. Members present included: Henry DeJulia, Bruce Woodward, Max Courtney and Larry Teghtmeyer. Also present for the meeting was County Auditor, Marsha McSherry, George Robertson, KEDCo Director and Chris Harrison, Indiana American Water Company Superintendent.

President Henry DeJulia called the meeting to order and the October 13, 2011 minutes were approved as presented.

In New Business:

In the Matter of KEDCO Updates:

George Robertson, KEDCo Director presented updates to the Commissions regarding recent KEDCo events. Robertson stated the Hall of Fame Inaugural event was a success and well-attended. Robertson then stated the Infrastructure Committee will meet next week and receive an update from CenturyLink.

Robertson then discussed decisions to be made by the upcoming State legislature. Robertson expressed concern with the legislative addition where any municipality or county could declare a "Technology Zone" in their area and then offer tax abatements for up to ten (10) years. Robertson stated KEDCo will research the incentive structures in the State and report back to the Commissioners and Council. Discussion was then held regarding the definition of technology pertaining to businesses located in a "Technology Zone" and how abatements can be tailored to a specific company. Discussion continued regarding concern over abatements offered by both municipalities and the county and also the State guidelines for those abatements.

Robertson then discussed how the Business Retention Committee will facilitate local companies with obtaining contracts from the Department of Defense.

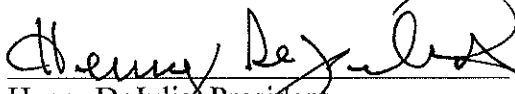
In the Matter of Indiana American Water Update on Local Improvements:

Chris Harrison, Indiana American Water Superintendent gave a background of Indiana American Water throughout the State of Indiana. Harrison relayed the improvements taking place in the City of Warsaw including water main replacement and Hidden Lake Treatment Plant. Harrison also discussed the history of Indiana American Water in the City of Warsaw and the Town of Winona Lake. Harrison then gave an overview of the new treatment plant at Hidden Lake including its capacities and the reasons for constructing the new facility which include: increased water demand, fire protection, economic growth, organic growth and improved water quality. Harrison added the Hidden Lake facility was built to handle increased capacity for future economic growth.

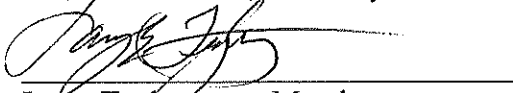
Henry DeJulia questioned whether Indiana American Water is looking to expand to smaller communities. Harrison responded Indiana American Water is investing in the infrastructure where there is new economic growth and where upgrades are needed to improve water quality and supply.

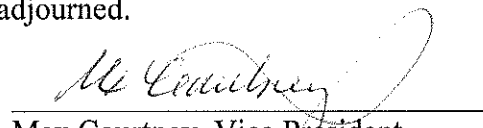
Max Courtney questioned whether the area is experiencing any water shortages or any issues with upgrading residential water lines. Harrison responded the County has not experienced water shortages and upgrading residential water lines is built into their budget to minimize cost to residents. Bruce Woodward then discussed the water lines north along State Road 15 and west along US 30 and their capacity for economic growth.

Being no further business, the meeting was adjourned.


Henry DeJulia, President

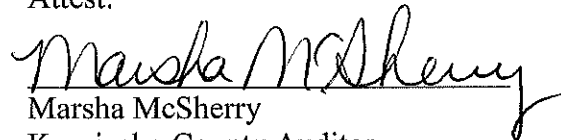

Bruce Woodward, Secretary


Larry Teghtmeyer, Member


Max Courtney, Vice President

Absent
Bill Warren, Treasurer

Attest:


Marsha McSherry
Kosciusko County Auditor