

KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION
Courthouse, Old Courtroom
Thursday, January 12, 2012

The Kosciusko County Redevelopment Commission met at 9:00 AM on Thursday, January 12, 2012, in the Old Courtroom, Kosciusko County Courthouse. Members present included: Henry DeJulia, 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, Diane Thalmann, NIPSCO.

In the Matter of Swearing in of the Commission:

County Auditor, Marsha McSherry, swore in the following members of the Redevelopment Commission for 2012: 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 President.

Second: Max Courtney

Ayes: 5 Nays: 0

Motion Carried

Motion: Bill Warren

To: Retain 2011 officers for 2012 as:

Second: Max Courtney

Max Courtney – Vice President

Ayes: 5 Nays: 0

Bruce Woodward – Secretary

Motion Carried

Bill Warren - Treasurer

President Henry DeJulia called the meeting to order and the November 10, 2011 minutes were approved as presented.

Max Courtney conducted prayer

In Old Business:

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

George Robertson, KEDCo Director, stated they are scheduled to visit other communities on where to expand on the TIF project and talk about water and sewer. December was a busy month and didn't get as much done as they had hoped for. Should have more information at the next meeting on what the towns are looking to do. Robertson is meeting with American Water this afternoon to talk about extensions around Warsaw and the existing TIF in Leesburg in terms of water.

In the Matter of Economic Development Topics:

Robertson stated that the State Legislature is in session and Senate Bill 105 was reintroduced. This bill addresses the Redevelopment Commissions. The big argument in this bill is whether the school board commission member be a voting or nonvoting member of the Redevelopment Commission. The bill has gone both ways and Robertson will keep everyone posted by email on this bill.

Robertson addressed the Right to work Economic development bill. Negotiations between the parties and the house are taking place now. Everything they are hearing is the passage of the bill looks probable. Robertson feels the Right to Work is an important Economic Bill as it's a symbol that the states are pro business and not because companies are anti-union. The emotional and physiological statement is much more important than any reality. Robertson feels if this happens as a state there would be more prospects. Bill Warren questioned Robertson about what is in the Right to Work bill. Robertson stated this bill is an emotional subject and states you cannot compel a person to join a union to get a job. The argument the Union has is that they are required to represent the workers, but the State Right to work laws do not mandate that a union has to take care of a non union member.

Robertson discussed the tax abatement law. The abatement allows counties and municipalities the ability to declare development zones. They would have total control of the abatement and could set their own guidelines and would not be required to follow state guidelines. Robertson agreed with Courtney that in the spring after Legislation is over it would be beneficial to bring someone in and discuss the competitive incentive environment in Indiana and what we are competing with. It is now an option to give 100% tax abatement for 10 year which just came in at the last session and took effect July 1st. Robertson stated that we need to look at what our competitors are doing to attract businesses.

Courtney stated KEDCo needs to diversify and get earnest in looking at opportunities such as robotics. Robertson stated we need to decide what companies we want and design a package that will draw those types of businesses here. Then the existing businesses in the community tend to agree with the direction and don't get the incentive resentment.

Larry Teghtmeyer stated we need to look at the environment and also at current road blocks for attracting new businesses. One barrier includes our distance from Fort Wayne and metropolitan areas. We have a lot of assets but they are not as appealing as Fort Wayne and it makes it very difficult to attract people here.

Robertson stated one way to help obtain additional Department of Defense work is to hold a seminar in the near future for our manufacturing companies. Kosciusko County is 18th in the state to get Department of Defense work dollars, which are mostly orthopedic products.

DeJulia asked if Robertson would be compiling a summary for the retention and expansion visits. Robertson advised the annual report would be done in the next couple weeks that will give an update on the current and future plans. Robertson did state one area they have not spent enough time on is the work force development. Most of the feedback for the work force development is positive and there are no effects in the manufacturing workforce by the baby boomer retirement issue. Robertson discussed how we need multi task people in

today's workforce. The one skill set does not exist anymore, so the skill levels have gone up for both the little & big guys. We need to determine how we can help our current workforce advance their skills and make sure we get the right workforce skills for the future. Robertson stated Warsaw & Wawasee High Schools are both doing much more in the career path area which is extremely important. They are focusing more on teaching the students the skills they will need when they enter the workforce.

Robertson stated Kosciusko County has a good balance in reference to the things we are doing correct out weight the things we need to work on. Robertson also said that Kosciusko currently has the same number of people coming into the county to work as they have going out of the county to work.

In the Matter of NIPSCO:

Linda Thalmann, NIPSCO started out by saying Kosciusko County has a lot of great assets and that this county is far ahead of other counties.

Thalmann passed out a presentation on NIPSCO Economic Development.

Presentation touched on the Economic Development activities, marketing opportunities, financial support and the Midwest Independent Transmission System Operator (MISO) project.

NIPSCO does not service outside of IN

In the Other Matter:

Bruce Woodward stated Warsaw has an identity crisis. Warsaw is listed on the international map and well known, but not well known on the US map.

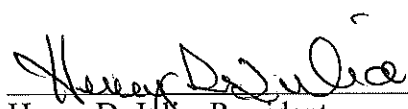
Max Courtney discussed we need to focus on GIS. Courtney feels that Bill Holder should be at the next meeting to discuss the data lines.

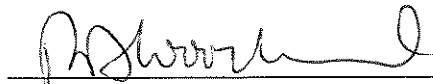
Courtney requested that a joint meeting be held after the Legislation session ends to discuss TIF impacts and what the new laws are. Attendee's might include but are not limited to Council members, Committee members, Umbaugh, ICE Miller, Rick Snodgrass and Dan Richards.

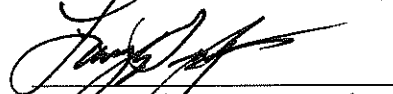
Henry DeJulia touched on the recycled company, Polywood. The company is working on a major expansion project that will generate 50 new jobs for the area. The state will be involved in assisting with the funding of a new rail sighting. Polywood will be purchasing more of the industrial park, which means the possibility of more growth down the road.

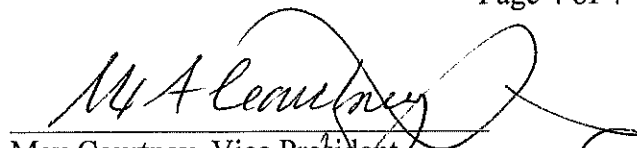
Ron Robinson stated the first round about is going well and getting good feedback from the residents. The second round about will be at Zimmer Road and will begin around mid April of 2012.

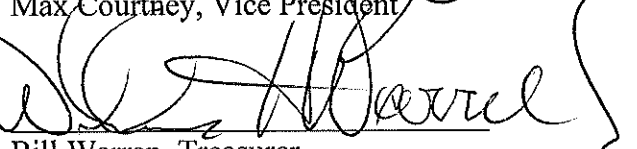
Being no further business, the meeting was adjourned.


Henry DeJulia, President

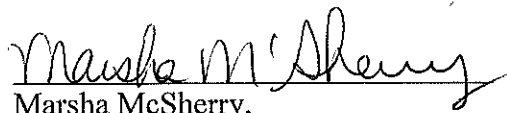

Bruce Woodward, Secretary


Larry Tegtmeyer, Member


Max Courtney, Vice President


Bill Warren, Treasurer

Attest:


Marsha McSherry,
Kosciusko County Auditor

KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION
Courthouse, Old Courtroom
Thursday, February 9, 2012

The Kosciusko County Redevelopment Commission met at 9:00 AM on Thursday, February 9, 2012, in the Old Courtroom, Kosciusko County Courthouse. 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 and Bill Holder, GIS Director.

President Henry DeJulia called the meeting to order and the January 12, 2012 minutes were approved as presented.

Max Courtney conducted prayer

In Old Business:

In the Matter of Economic Development Topics – TIF Presentation:

KEDCo Director, George Robertson and GIS Director, Bill Holder is currently working on the future plans for the TIF. Robertson stated that obtaining water and sewer data is much harder than he had anticipated. MACOG had a meeting to discuss issues on data and where the problems are. The main issue at this meeting was the fiber lines, but Kosciusko County is in good shape with that. The data issue that our county has is with water and sewer. Holder stated they have information on the sewer, but water has been difficult.

Robertson stated the next step is to address the capacity and willingness to expand. Robertson will meet with the Town Clerks and President of the Town Board over the next few weeks to discuss whether they can and are willing to expand. Robertson stated we need to know what parts of the county will have water and sewer so we know what our future demand might be.

Robertson and Holder met with American Water and picked up some useful data such as, extending water east and west of 30 is not an issue, but if you cross 30 and want to extend east it is easier to do the south side of the road as opposed to the north side. To extend water to the east either side is feasible.

Robertson spoke to the TIF on 15 North at Leesburg. The water is still an issue in that area due to Leesburg being higher than Warsaw. The cost to pump water uphill is very expensive as opposed to pumping it downhill. Robertson stated he will be meeting with the town of Leesburg to discuss this issue within the next month.

In the Matter of Economic Development Topics:

Robertson stated that research has proven 65-70% of companies prefer an existing shell building to a shovel ready site. Kosciusko County does not have shovel ready sites and few vacant buildings to offer companies. Robertson feels it is time to accelerate our approach and pursue a developer. Robertson will schedule a meeting for the developer to meet with the Redevelopment Commission and other elected officials. The Commission agreed it

would be beneficial for everyone involved. Robertson went on to say the terms would be a public/private partnership. The local government would secure the land and agree to maintain that land until it is sold or leased. The developer would hold 90-95% of the financial risk. The developer concentrates on companies that offer high end wages, which would in turn mean higher paying jobs for the county. The developer completes the layout and designs the entire Industrial park. The benefit to pursuing a developer is that manufacturing companies do not want to tie their money up in the property but rather their equipment.

Robertson stated that the TIF bill will be passed sometime this year and suggested to let the experts figure out what impact the bill will have and then meet. Robertson proposed that mid April or May a meeting be set to bring someone in to explain the bill. The meeting will include the Redevelopment Commission, City of Warsaw, Milford and Syracuse Redevelopment Commission.

In the Other Matter:

The Redevelopment Commission agreed to research and collect data on surrounding areas in reference to what area would be the best to pursue for development. The Commission would like to narrow it down to 2-3 area's and report this information back to Robertson.

Bruce Woodward suggested a press release be sent to the media stating the Redevelopment Commission supports OrthoWorx feasibility study they are conducting to support an orthopedic hospital in Kosciusko County.

Motion: Bruce Woodward

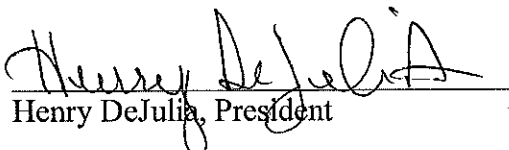
To: Approve press release to media supporting OrthoWorx on the feasibility study.


Second: Bill Warren

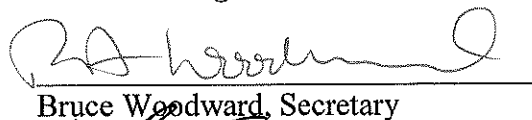
Ayes: 4 Naves: 0

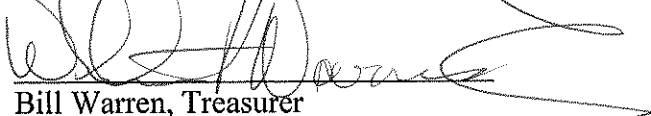
Motion Carried

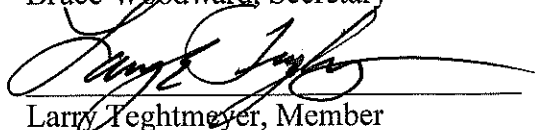
Being no further business, the meeting was adjourned.


Henry DeJulia, President

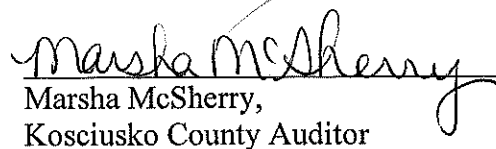

Max Courtney, Vice President


Bruce Woodward, Secretary


Bill Warren, Treasurer


Larry Tegtmeyer, Member

Attest:


Marsha McSherry,
Kosciusko County Auditor

KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION

Courthouse, Old Courtroom

Thursday, March 8, 2012

The Kosciusko County Redevelopment Commission met at 9:00 AM on Thursday, March 8, 2012, in the Old Courtroom, Kosciusko County Courthouse. 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.

Max Courtney called the meeting to order and the February 9, 2012 minutes were approved as presented.

Max Courtney conducted prayer

In the Matter of New Business:

In the Matter of Century Link:

Burt Sipe, Project Engineer of Century Link, spoke to the Redevelopment Commission on fiber links throughout Kosciusko County. Sipes stated Century Link has approximately 183 miles of fiber lines in Kosciusko County and fiber link access near all major intersections. Sipes gave a brief high level overview of the process Century Link uses when laying down fiber lines. George Robertson stated that from Warsaw north the County is blessed with a lot of fiber thanks to Century Link. Robertson also stated that if the County wanted to develop an area where the fiber lines already existed the cost would be minimal. Sipes agreed with Robertson's comment and added that it's not the fiber that cost it's the construction portion. The average cost to lay the fiber is \$25,000 per mile in rural areas and \$40,000 in town. Max Courtney questioned how long it would be before fiber optics impacted the residential areas. Sipes stated Century Link is in the planning stages of that now, but was not sure how long it would take.

Courtney extended his appreciation to Century Link for their cooperation and working relationship.

In the Matter of Economic Development Topics:

George Robertson, KEDCo Director, announced the Bill mandating the County to have a school representative was approved by one house but then died. There will be no changes this year to the Redevelopment Commission.

Robertson stated the other big legislation is the Right to Work Bill. Robertson had addressed the concept of shell buildings at the last Redevelopment meeting. He stated the Right to Work Bill will change our world and we need to get moving. Robertson stated that companies are moving and building faster and faster and want existing buildings. Robertson feels we do not have what these companies are looking for. A meeting has been set for a leading developer, Garmong Construction Services on March 26th from 11:30-1:30 in the basement of the Justice building. Garmong will give an overview of the company and what their capabilities are.

Robertson presented a handout - Highlights 2012 Corporate Site Selection Survey from Area Development Magazine. The handout showed the criteria for top location, major reasons to close a facility, major reasons companies leave a community, preferred location for a new facility, transportation/communication factors, quality of life, and labor issues. Robertson addressed the Quality of Life and the first item listed was Low Crime Rate. Robertson stated the need for information to be gathered on Kosciusko's crime rate to be placed on the county website. Robertson stated we need to use the information in the survey as a selling point. Robertson touched on the fact that recreational and cultural opportunities were at the bottom for the Quality of Life.

Henry DeJulia stated it would be beneficial for the communities to recognize the school academic achievements along with the athletic achievements. Robertson agreed and has met with schools and is working with them on updating their website to reflect the academic programs and achievements that are offered by the schools. Larry Teghtmeyer commented on the availability of a skilled labor being a reason for a company to chose a location. Teghtmeyer stated that even though recreational and cultural opportunities are listed at the bottom for the company to chose a location it would be higher for the actual skilled labor. Teghtmeyer feels they go hand in hand because without the recreational quality of life you wouldn't necessarily get the skilled labor to move to this area.

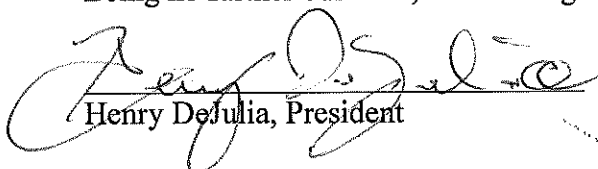
In the Other Matter:

Max Courtney requested an Executive meeting be set to review the SWOT Analysis Sites. Meeting date will be March 29, 2012. The Redevelopment Commission will extend an invite to George Robertson, KEDCo Director and Bill Holder, GIS Director.

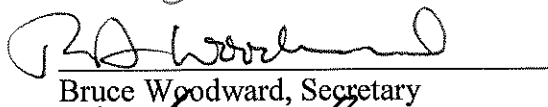
Motion: Henry DeJulia
 Second: Bruce Woodward
 Ayes: 5 Nays: 0
 Motion Carried

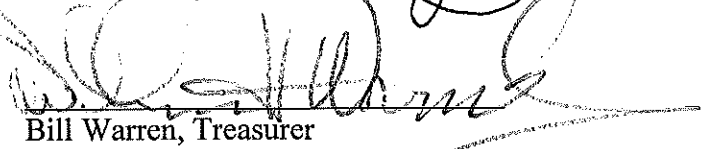
To: Approve an Executive meeting be held to review the SWOT Analysis Sites.

Being no further business, the meeting was adjourned.


 Henry DeJulia, President

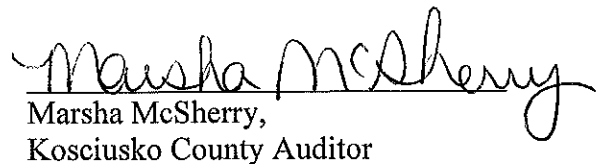

 Max Courtney, Vice President


 Bruce Woodward, Secretary


 Bill Warren, Treasurer


 Larry Teghtmeyer, Member

Attest:


 Marsha McSherry,
 Kosciusko County Auditor

KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION
Courthouse, Old Courtroom
Thursday, June 14, 2012

The Kosciusko County Redevelopment Commission met at 9:00 AM on Thursday, June 14, 2012, in the Old Courtroom, Kosciusko County Courthouse. Members present included: Henry DeJulia, Max Courtney, Bruce Woodward, Bill Warren, Larry Teghtmeyer and Dan Robinson. Also present for the meeting was County Auditor, Marsha McSherry.

Henry DeJulia called the meeting to order and the March 8, 2012 minutes were approved as presented.

Max Courtney conducted prayer

In the Matter of TIF Reports:

Marsha McSherry, County Auditor, presented the Department of Local Government Finance Disclosure of Contractual Obligations and Debt Services for the Dreyfus, Leesburg and Van Buren TIF. This is an annual requirement for the Redevelopment Commission to approve.

Motion: Bill Warren

Second: Max Courtney

Ayes: 5 Nays: 0

Motion Carried

To: Approve the annual Department of
Local Government Finance Disclosure
of Contractual Obligations and Debt
Services for Dreyfus, Leesburg and
Van Buren TIF

In the Matter of County Highway:

Scott Tilden, Highway Superintendent, conducted an overview of the County Highway. Tilden stated they spent \$2.4 million on road repairs last year, but the funds were not sufficient enough to bring the county roads to an acceptable standard. The Highway Department was awarded an additional \$500k this year to help out with additional road repairs. Tilden stated they would need this \$550k for several more years in order to make a dent in the amount of repairs that need to be made. The Highway usually uses chip-n-seal and asphalt to repair the roads. Chip-n-Seal roads usually last on an average of 5-7 years and paved roads last an average of 20 years. The county has some roads that have not been touched in over 30 years. The funds for county road repairs come from a percentage of the gas tax that is collected. The percentage collected is not enough to maintain the current roads within the county. Tilden stated they are able to chip-n-seal approximately 100 miles of road and 20 miles of paved road each year. The Highway County has \$1.4 million to spend on road repairs for 2012 in addition to the \$500k. Tilden is hopeful that he will be able to maintain the current road conditions to the best of his ability with the amount of funding he is receiving. Tilden also stated that without any additional funding the county roads will most likely not improve to the standards they need to be at. Larry Teghtmeyer

requested Tilden compose a letter stating how much funding the county needs to improve the roads and maintain them to an acceptable standard. Teghtmeyer would also like to know the total amount of funding the county currently receives from the gas tax. The Commission thanked Tilden and his crew for their hard work and dedication. Tilden thanked the Commission for their support and efforts with the issues surrounding the need for the additional funding for the county roads.

In the Matter of Old Business:

Max Courtney stated that George Robertson, KEDCo Director, has been making calls to the smaller local communities in an effort to find useable property that can be converted into shovel ready sites. KEDCo is asking the communities what they can do to help them grow and prosper into communities that can draw businesses to the county.

In the Other Matter:

Henry DeJulia stated the Syracuse project will open bids up at the end of June and construction projected to start in July or August. The development park will be shovel ready with all the roads and info-structure in place. The county will not receive any revenue as it is outside of Kosciusko County, but the town of Syracuse will benefit due to the TIF. The park will also bring jobs into community.

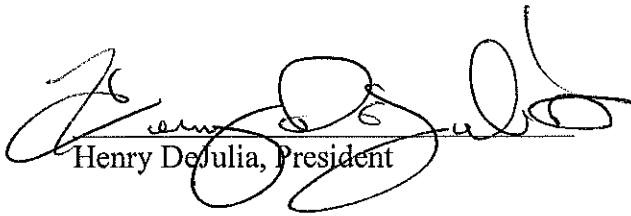
Max Courtney referenced an article out of the Building Indiana News magazine. The article spoke in reference to the tax that may be imposed to help pay for the restructuring of the nation's healthcare system. The article also referenced the interest in building an orthopedic specialty hospital in Kosciusko County.

Max Courtney suggested the Redevelopment Commission invite a speaker to the next meeting to explain Abatements and TIFs. Larry Teghtmeyer stated the Council is having a speaker at their meeting in either September or October. Teghtmeyer agreed to invite the Redevelopment Commission to that meeting.

Dan Robinson commented on how well the Wawasee and Warsaw schools recently did in a competition on a national level. Robinson stated that both the schools did an amazing job in their placement. The Redevelopment Commission unanimously agreed that the county needs to do a much better job in recognizing and publishing the academic awards for our schools.

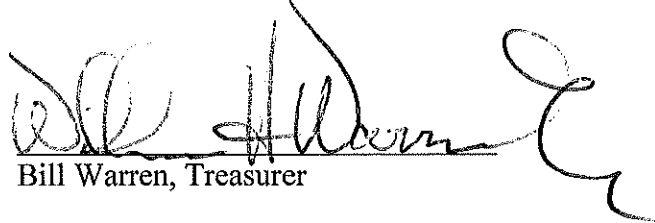
Dan Robinson stated that Warsaw High School is bringing back a very nice Vocational program for the students. The program will be at the high school.

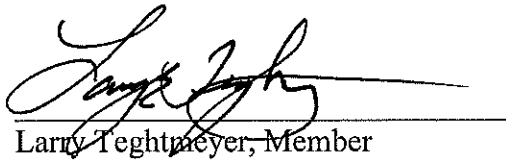
Being no further business, the meeting was adjourned.


Henry DeJulia, President

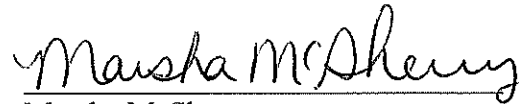
ABSENT
Max Courtney, Vice President

ABSENT
Bruce Woodward, Secretary


Bill Warren, Treasurer


Larry Teghtmeyer, Member

Attest:


Marsha McSherry,
Kosciusko County Auditor

KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION
Courthouse, Old Courtroom
Thursday, July 12, 2012

The Kosciusko County Redevelopment Commission met at 9:00 AM on Thursday, July 12, 2012, 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 and County Administrator, Ron Robinson.

Henry DeJulia called the meeting to order and the June 14, 2012 minutes were approved as presented.

In the Matter of KEDCO Update:

George Robertson, KEDCo Director, reported that projects are not getting completed as there is not enough time due to the large number of prospects. Robertson and Henry DeJulia have been working with a company that is very interested in the Liberty Homes located in Syracuse. Robertson shared that the prospect for the Milford area Major Ag is down to the evaluation stage and is moving along nicely. Robertson stated ICONACY Orthopedic Implants is very close to picking a final site in Warsaw to build. Robertson also stated there is interest from an out of state Orthopedic Company looking for a Warsaw area location.

Robertson met with the town board of Silver Lake and Claypool and is scheduled to meet with the town board of Pierceton and Etna Green over the next few weeks. The meetings were in reference to the water and sewer issues for shovel ready sites. Robertson stated the towns are excited, but they are also concerned with the cost associated with water and sewer studies and the continuing cost to update the lagoons. Milford and Syracuse currently have water and sewer plants, but all the other towns have lagoons.

Robertson discussed the difference between the state and local definition of shovel ready sites. The national standard for shovel ready sites is roads are laid out and water & sewer are in and the area is mapped out so the prospect can move in within 30 days. The pre-shovel ready standard is when the prospect can be ready to move in within 90-180 days. Robertson stated that several states are pushing to get it passed to have different level of shovel ready sites.

In the Matter of New Business:

Ryan Shrack, Indiana Office of Community and Rural Affairs Northeast Liaison, presented an overview of shovel ready sites. Shrack stated that Ocra recently took over this program and made some updates to the program. A county can now have as many shovel ready sites as they want, the application process runs much smoother and the counties can re-submit an application more than once and on a continual basis.

Shrack stated that the Indiana Shovel Ready Program reduces potential costs of site development for businesses and enhances the marketability of certified sites in Hoosier

communities. The program is a joint partnership between the Indiana Economic Development Corporation and the Office of Community and Rural Affairs.

The goals of the Shovel Ready Program are to:

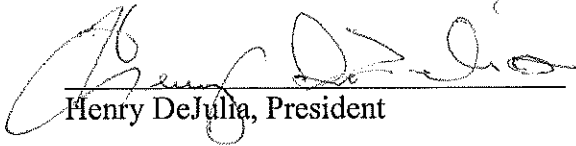
- Certify sites and existing buildings to expedite the location and permitting processes for business development
- Help local communities identify and prepare sites and existing buildings for economic development
- Identify and fast track the state and local permits necessary for a specific site (dependent on the end user)

Applications are currently being accepted on a rolling basis for this program. If a site is awarded Shovel Ready certification, the site information will be listed on the Site Locator on the Indiana Economic Development Corporation's website, www.OCRA.in.gov.

Shrack reviewed what the minimum standards were that must be met for a site to be considered a shovel ready site. These standards are located on the Indiana-shovel-ready-program site.

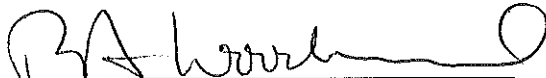
- Executive-level local government official support. (Elected official or executive is defined as a Mayor, County Commissioner or Town Council President).
- Site Ownership / Control:
 - Clear title or development option
 - 50-year title search
 - Letter from property owner/option holder stating that site is for sale/lease
- Maps:
 - ALTA Map
 - Site map showing lot layout
 - USGS Topographical Map
 - Aerial Map
- Phase I Environmental Site Assessment performed by a certified professional within the prior six months. Remediated sites provide documentation of liability protection.
- Wetland delineation demonstrating that impacts to waters of the state will be avoided or mitigation plan approved by the Indiana Department of Environmental Management.
- Water and wastewater infrastructure to property line or demonstrate the ability to construct and pay for the infrastructure up to property line. Capacity clearly defined.
- Transportation infrastructure to property line or demonstrate the ability to construct and pay for the infrastructure up to property line.
- Electric infrastructure to property line or demonstrate the ability to construct and pay for the infrastructure up to property line. Capacity clearly identified.
- Natural gas infrastructure to property line or demonstrate the ability to pay for the infrastructure up to the property line. Capacity clearly identified.
- High speed communications infrastructure to property line or demonstrate the ability to construct and pay for infrastructure up to property line. Capacity clearly identified.

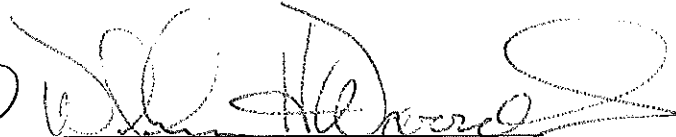
Being no further business, the meeting was adjourned.



Henry DeJulia, President

ABSENT

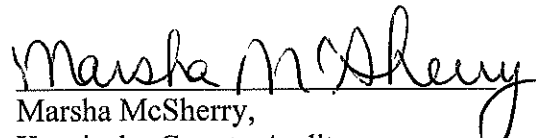
Max Courtney, Vice President


Bruce Woodward, Secretary


Bill Warren, Treasurer


Larry Tegtmeyer, Member

Attest:


Marsha McSherry,
Kosciusko County Auditor

KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION

Courthouse, Old Courtroom

Thursday, September 13, 2012

The Kosciusko County Redevelopment Commission met at 9:00 AM on Thursday, September 13, 2012, 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 Auditor, Marsha McSherry and County Administrator, Ron Robinson.

Henry DeJulia called the meeting to order and the July 12, 2012 minutes were approved as presented.

In the Matter of KEDCO Update:

George Robertson, KEDCo Director, started by introducing their new Program Manager, Jenna Stanton. Robertson reported that for the past nine months they have been in competition for a major agricultural production facility. The facility will be a \$70M project and will bring 70-90 good paying jobs to the area. Robertson stated we are rated at the top of the list to be awarded the project and a decision could come within the next two weeks.. The total acreage for the project is 270 acres and is owned by multiple individuals, which has been a challenge to pull together. The site is located on the north side of the railroad tracks in Milford. Robertson stated if the project is awarded to them it would require the creation of a County TIF district. The County TIF and the Milford TIF district that is being formed on the south side of the tracks would have to have some interaction. A cooperative agreement would need to occur between the two TIF's for the info-structure improvements that will be needed.

In the Matter of New Business:

Elevate Ventures:

Tim Braun, North Central Entrepreneur in Residence, shared programs that are available through a State program called Elevate Ventures. The State of Indiana is seeking to identify and develop existing businesses that have high growth potential and nurture them into high performing businesses. The program was launched in Northern Indiana with the hiring of seven entrepreneurs in residence and this number will increase to approximately 20 over the next several months. These are all successful entrepreneurs who are between launching companies. Elevate Ventures has five key tools they offer to help businesses with their startup needs: funding entrepreneurs, providing assistance, helping secure grants, co-investing for startups and being a startup partner. By connecting entrepreneurs to the right resources and providing them with professional guidance in creating competitive business models, Elevate is helping change northeast Indiana.

Max Courtney asked how the Commissioners propose they use the information that Tim just presented to them. Henry DeJulia stated they should refer businesses that are just starting up

and looking for help or assistance to Elevate Ventures or George Robertson. DeJulia, Courtney, Bill Warren and Larry Teghtmeyer were all in agreement that Elevate Ventures is a positive program for the state.

Small Business Success Course through KEDCO:

Jenna Stanton stated that KEDCo is offering a small business success course starting on October 1st at Grace College. Stanton welcomed the Commissioners to pass the word around and invite any small business to attend the workshop.

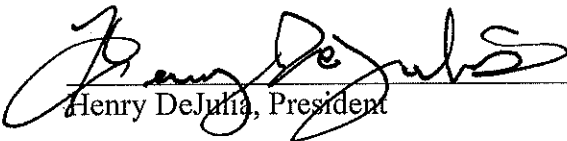
Vendor Directory:

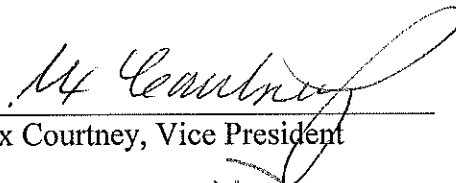
Stanton referenced that KEDCo is working on a vendor directory that will consist of mostly medium size businesses with a few smaller ones. The directory will be a resource for businesses to refer to for services they may need. This will allow the growth in our own community and close surrounding communities.

Ground Breaking Ceremony – Syracuse Industrial Park:

DeJulia stated they had the ground breaking ceremony on the Industrial park in Syracuse and work should have begun today.

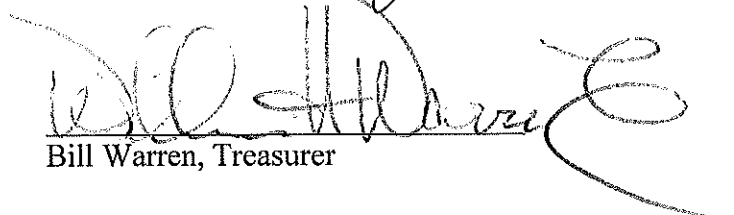
Being no further business, the meeting was adjourned.

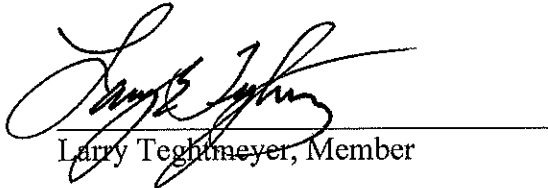

Henry DeJulia, President


Max Courtney, Vice President

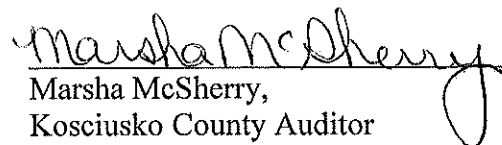
ABSENT

Bruce Woodward, Secretary


Bill Warren, Treasurer


Larry Teghtmeyer, Member

Attest:


Marsha McSherry,
Kosciusko County Auditor

KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION
Courthouse, Old Courtroom
Thursday, November 8, 2012

The Kosciusko County Redevelopment Commission met at 9:00 AM on Thursday, November 8, 2012, 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.

Henry DeJulia called the meeting to order and the September 13, 2012 minutes were approved as presented.

In the Matter of New Business:

Dan Brown, KEDCO Infrastructure Committee Chairman and Milford Redevelopment Chairman gave a brief overview of the current projects in Kosciusko County. Brown stated that a majority of the projects are related to current business prospects. Brown referenced Syracuse and their major Industrial park being constructed with grant funds and the TIF Districts that Warsaw is taking to develop industrial parks. Brown spoke of road funding and feels this will be a topic of discussion in the legislator. Brown stated Indiana is in a great position with major moves and record highway program with over 200 projects. Investments have been made with a lot of new highway facilities and there is a lot of talk going on in reference to US 30. Brown stated Milford annexed approximately 270 acres north of Milford. The Milford Redevelopment Commission is working with the Town Council to get this accomplished. They are currently going through the steps to establish a TIF District for that area. Brown referenced opportunities north of the railroad tracks for the county to create a District in that area. Larry Teghtmeyer stated that building a connector to highway 15 will be very advantageous to the Syracuse area with the new industries. DeJulia agreed with Teghtmeyer and added that it will help with the truck traffic in that area.

In the Matter of KEDCo Update:

George Robertson, KEDCo Director, referenced the 2nd Hall of Fame Induction will be tonight. Last year approximately 100 individuals attended the event. Robertson stated this year they will be recognizing 2 orthopedic companies, 1 Agricultural company, 2 manufacturers and 1 retailer. The event has grown by a significant number of attendees for the Induction. Robertson stated they have 20 more people that were nominated and deserving of the recognition.

Robertson stated they have developed an Asset- Based vendor directory database. The four counties participating in the usage of this database are Elkhart, St. Joe, Marshall and Kosciusko County. The database is to help other vendors in the area learn about the qualifications of other vendors within our county. The Asset-Base directory will collect data on what types of machines are used, what types of metal they deal with, what their capacity is, what their volume is, what the minimum and maximum order they will allow and various other attributes of the companies. The primary motivation for this directory was to keep the monies within our county. Robertson stated that currently our local companies are buying supplies and services from states that are five states over and some are even going outside the country. The second purpose is the attractiveness of this directory. Robertson stated they get calls all the time from prospects wanting to know certain things about companies in our area and that is a determining factor on if they chose to move their business to our area. The third benefit to the directory is the ability to expand fields within the directory to key down to new processes and concepts. Robertson stated they have ninety prime vendors that they are starting out with and will expand as time goes on. The database is not a public directory at this time as it

contains information that you would not normally share with the public. Robertson did state that at some later date it might be worth sharing this information but not at this time.

Robertson stated that the Regional group is continuing their work force analysis and are moving forward with that. Robertson along with the group feels that 2013 will be an exciting time for the work force both for our county and the state in general. The Governor is committed to career and vocational training. The work force analysis is a four county effort and in some cases a county may have unique needs that need to be addressed.

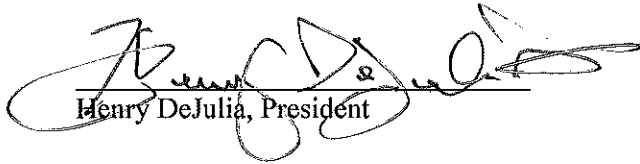
Robertson has been meeting with the Superintendents, Principals and Counselors for the different school districts. Robertson stated that all the high schools are offering more career opportunities which is a very positive thing for the community. Ivy Tech has been doing a great job of offering tours to families and counselors to help address any questions with career building opportunities that are available once graduated from high school.

In the Matter of Old Business Update:

Henry DeJulia gave a brief update on the Industrial Park progress in Syracuse.

The Commission agreed to have no meeting in December of 2012. Marsha McSherry, County Auditor, will check into holding the 2013 Redevelopment meetings on Wednesday mornings or Thursday afternoons per request of the Redevelopment Commission.

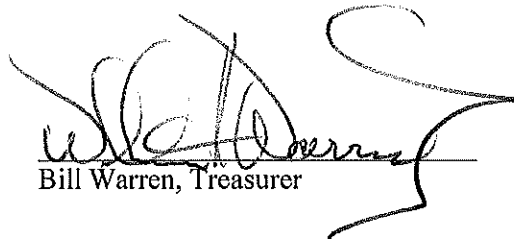
Being no further business, the meeting was adjourned.

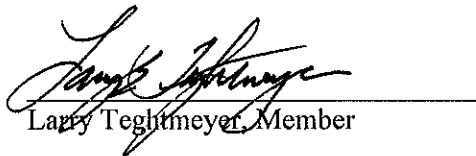

Henry DeJulia, President

ABSENT

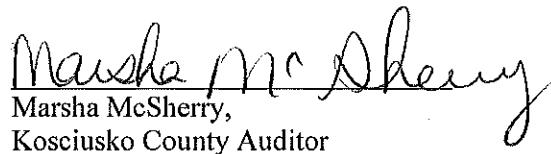
Max Courtney, Vice President


Bruce Woodward, Secretary


Bill Warren, Treasurer


Larry Tegtmeyer, Member

Attest:


Marsha McSherry,
Kosciusko County Auditor