

**KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION**  
**Courthouse, Old Courtroom**  
**Tuesday, January 2, 2024**

The Kosciusko County Redevelopment Commission met at 1:30 p.m. on Tuesday, January 2, 2024, Old Courtroom, Kosciusko County Courthouse. Members present included: Jan Orban, Joni Truex, Doug Hanes, Dan Thystrup and Attorney, Adam Turner.

Also present for the meeting was County Auditor, Rhonda Helser  
Kosciusko County Area Planning Director, Matt Sandy and  
Kosciusko County Highway Superintendent, Steve Moriarty.

Joni Truex called the January 2, 2024 meeting to order.

**IN THE MATTER OF SWEARING IN THE COMMISSION:**

County Auditor, Rhonda Helser, swore in the following members of the Redevelopment Commission for 2024: Jan Orban, Joni Truex, Doug Hanes, and Dan Thystrup.

**IN THE MATTER OF ELECTION OF COMMISSION OFFICERS FOR 2024:**

Joni Turex opened the floor for the nomination of 2024 officers. Doug Hanes raised the question if the current members were willing to continue in the same roles. Being no disagreement from the rest of the commission, Doug made a motion to have the current members remain in the same roles as in 2023.

Motion: Doug Hanes

Second: Jan Orban

Ayes: 4                      Nays: 0

Motion Carried

To: Approve the current officers remain in  
the same roles as in 2023.

Joni Truex-President

Doug Hanes-Vice President

Dan Thystrup- Secretary

**IN THE MATTER OF APPROVING THE 11-9-2023 MEETING MINUTES:**

Joni Truex requested approval of the November 9, 2023 meeting minutes from those who were present. Doug Hanes requested that the information stated in the KEDCO update for funding to reflect the 3 entities in the last bullet point which are Kosciusko County, Syracuse and South Shore.

Motion: Doug Hanes

Second: Dan Thystrup

Ayes: 4                      Nays: 0

Motion Carried

To: Amend the November 9, 2023  
meeting minutes to reflect the 3 entities  
from the KEDCO update for funding  
which are Kosciusko County, Syracuse  
and South Shore.

**IN THE MATTER OF APPROVING THE REMAINING 2024 MEETING DATES:**

Joni Truex requested to leave the meeting dates remain the 2<sup>nd</sup> Thursday every other month at 1:30 pm. Joni also stated that the Commission no longer has to meet on the first working day of the year. Going forward for the first meeting in 2025 we can meet on the 2<sup>nd</sup> Thursday.

Motion: Dan Thystrup

Second: Doug Hanes

Ayes: 4                      Nays: 0

Motion Carried

To: Continue meeting as previously

presented on the 2<sup>nd</sup> Thursday every other month at 1:30 pm.

**IN THE MATTER OF KEDCO UPDATE:**

No one was present to give an update from KEDCO. Doug Hanes wanted the commission to be aware that KEDCO is going through some changes. Jan Orban, also commented that KEDCO was in transition. Joni said that there are 3 new requests that will be discussed in March. Which include Town of Claypool-Louis Dreyfus TIF, 30 West TIF building upgrade and a developer on State Rd. 15 N for a shell building.

In summary more information will be forthcoming to the Commission.

**IN THE MATTER OF ADAM TURNER AGREEMENT:**

Joni Truex, presented a Legal Services agreement between Adam Turner and the Redevelopment Commission for approval. The agreement is for a retainer fee in the amount of \$2,000.00. It will cover his services for attending six regular meetings for 2024. If anything additional is needed the rate is \$200.00 per hour and billing will be submitted at the end of month due in 30 days. Any outside expenses over \$100.00 will only be incurred with the advance approval of the Commission. Doug Hanes asked that being the RDC does not maintain its own budget where is the fee paid from? Joni answered that the fee would be split between each TIF with a positive balance.

Motion: Doug Hanes

Second: Jan Orban

Ayes: 4                      Nays: 0

Motion Carried

To: Approve the Adam Turner Agreement as presented.

**IN THE MATTER OF FURTHER BUSINESS:**

Joni asked for an update from the steering committee concerning the CR 1300 N project with Abonmarche. Matt Sandy, Kosciusko County Area Planning Director commented that Doug Hanes, Jan Orban, Commissioner Brad Jackson, Town of Syracuse, Town of Milford and Farm Bureau were present at the meeting. Topics discussed were: CR 17 extension, Utilities, Original scope of the area. Doug Hanes asked if there was someone taking minutes at the meeting. Jan Orban stated that everything was positive. Matt responded that he will reach out to Crystal of Abonmarche about the minutes. Doug also asked Abonmarche if the cost of the study would increase due to changing the scope area. Crystal replied no.

**IN THE MATTER OF APPROVAL OF ABONMARCH INVOICE:**

Joni Truex, presented an invoice from Abonmarche in the amount of \$5,900.00 for Phase 1.

Motion: Doug Hanes

Second: Jan Orban

Ayes: 4      Nays: 0

Motion Carried

To: Approve the invoice from

Abonmarche for Phase 1 in the amount of

\$5,900.00 as presented.

Heather Barron director of the Warsaw Library was in attendance and invited to introduce herself. It was also noted for her to come back to the RDC meetings anytime.

Doug Hanes asked the commission to discuss increasing the number of RDC members from 5 to 7 to have more voices/experience and improving the likelihood of maintaining a quorum. Joni said that if were an area close in comparison to South Bend or Indianapolis that might warrant having more members, but right now she doesn't see that we are ready for a larger commission. She also mentioned the idea of a strategic criteria-process of selecting new members to the RDC. Jan Orban noted that it took her a long time to get up to speed. The topic will be further discussed and considered.

Being no further business, the meeting was adjourned.

**KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION  
Courthouse, Old Courtroom  
Thursday, March 14, 2024**

The Kosciusko County Redevelopment Commission met at 1:30 p.m. on Thursday, March 14, 2024, in the Old Courtroom, Kosciusko County Courthouse. Members present included: Joni Truex, Jan Orban, Brad Johnson, Dan Thystrup, Doug Hanes joined the meeting at 1:45 pm and Attorney, Adam Turner.

Also present for the meeting was County Auditor, Rhonda Helser.

Joni Truex called the March 14, 2024 meeting to order.

**IN THE MATTER OF SWEARING IN OF COMMISSION MEMBER:**

County Auditor, Rhonda Helser, swore in Redevelopment Commission 2024 member, Brad Johnson.

## **IN THE MATTER OF APPROVING THE 1-2-2024 MEETING MINUTES:**

Joni Truex requested approval of the January 2, 2024 meeting minutes.

Motion: Dan Thystrup

Second: Jan Orban

Ayes: 5            Nays: 0

Motion Carried

To: Approve the January 2, 2024 meeting minutes as presented.

## **IN THE MATTER OF CLAIMS CORRECTION EXPLANATION:**

Joni Truex gave an update on claims corrections that were presented to the Redevelopment Commission for payment with the help of Attorney Adam Turner. The claims submitted from Abonmarche for the 1300 N Area Development study will be paid as follows:

- Total cost of Abonmarche Study \$69,850.00.
- \$33,618.75 will be encumbered from 2023 KEDCO Special Projects fund 1112-35021-000-0000. An agreement with KEDCO and approval from County Commissioners will be needed and the Redevelopment Commission should report to the County Council. The invoices already paid in the amount of \$10,900.00 will be adjusted and paid out of the proper account.
- The Redevelopment Commission finds that the VanBuren-Maple Leaf TIF will benefit from the study. Therefore 30% of the total cost of the study will be paid from the VanBuren-Maple Leaf TIF in the amount of \$10,869.38.
- An agreement with KEDCO for 2024 Funds of 70% will need approval from County Commissioners and the Redevelopment Commission should report to County Council.

Motion: Doug Hanes

Second: Dan Thystrup

Ayes: 5            Nays: 0

Motion Carried

To: Approve the amount of 30 % of the total cost in the amount of \$10,869.38 to be paid from the VanBuren-Maple Leaf TIF which will benefit from this study and Encumber \$33,618.75 from the 2023 KEDCO Special Projects fund 1112-35021-000-0000 as presented. Remaining to paid from 2024 KEDCO funds.

## **IN THE MATTER OF UPDATE ON CLAIMS:**

Joni Truex presented an invoice of \$220.00 from Turner Valentine for approval and asked for direction of where to pay it from. Doug Hanes commented that all other fees that are presented from Turner Valentine are usually split between all of the TIF's that have a positive balance. Turner emphasized that he was very reluctant to give advice as to where his invoice should be paid from. He said that the main discussion of the invoice was for the proper use of the VanBuren-Maple Leaf TIF dollars, and that he would also be more specific to associate the TIF on billings going forward. Adam stated that in the future the Redevelopment Commission may want to consider setting up an operating budget to cover expenses, and that Indiana law states that Redevelopment Commissions aren't allowed to pay for operating expenses from TIF's.

Motion: Doug Hanes

Second: Jan Orban

Ayes: 5 Nays: 0

Motion Carried

To: Approve the Turner Valentine invoice in the amount of \$220.00 be paid from the VanBuren-Maple Leaf TIF as presented.

**IN THE MATTER OF ABONMARCHE UPDATE:**

Project Manager Crystal Welsh with Abonmarche gave an update virtually via Zoom on CR 1300 N area study progress which included:

- Timeline
- Confirming study area
- Existing conditions
- Preliminary Future Land Use Map
- Meetings with Pollywood, CTB and Maple Leaf Farms
- Additional land use analysis

Matt Sandy commented that they will be having another Steering committee meeting in 2 weeks and that he is anxious to hear the input from the major players in the CR 1300 N area study.

**IN THE MATTER OF KEDCO UPDATE:**

Interim Co-Director Greg Fitzloff presented the following projects:

- Louis Dreyfus will be coming before the County Council this evening for its tax abatement.
- LCS property (Old RR Donnelly) is in the clean-up phase with a local working group. Several conversations with the Phoenix Group have been held, and have had active contacts in terms of prospective tenants who may be interested in the property.
- North SR 15 project along Levi Lee road. Has had discussions with County and City officials about utilities and infrastructure.
- 1300 N study is going forward as planned.
- South Shore Residential TIF is at a stale mate. KEDCO is working toward getting it resolved with stake holders. A meeting will be coming up later this month.
- Innovation study is in phase 1 involves Old Rd 30 West of Warsaw. Had discussions with NIPSCO and REMC to furnish power.
- North on SR 15 near Leesburg expansion project needs water for sprinklers or housing.
- Manufacturing company that makes bunk beds, is or will be locating in Silver Lake.

Greg reported that the Etna Green town council decided not to move forward with their residential housing TIF project. Joni Truex asked if Etna Green will not be moving forward “ever”, on the residential housing TIF. Greg stated that Etna Green is not moving forward at this time. Joni stated that based on a 2022 MOU with KEDCO that she was made aware of from Greg Fitzloff, the Redevelopment Commission can invoice the Town of Etna Green for all costs of consulting on the project. Joni said once the totals are figured out a motion to move forward with invoicing the Town of Etna Green is needed.

Motion: Doug Hanes  
Second: Jan Orban  
Ayes: 5      Nays: 0  
Motion Carried

To: Approve the invoicing of the Town of Etna Green for consulting costs based on the 2022 MOU with KEDCO.

**IN THE MATTER OF FURTHER BUSINESS:**

Core Mechanical Services owner Jake Furbee presented a request of \$30,000.00 to assist with renovations at an existing building located in the 30 West TIF. Truex informed the Redevelopment Commission the renovation costs are expected to be over \$200,000.00, to improve the building for manufacturing and its aesthetic appearance. Truex sees this project as a win-win, and that it would bring back work into our county. Adam Turner made the comment that he would be abstaining from any recommendations of this request.

Motion: Dan Thystrup  
Second: Jan Orban  
Ayes: 4      Nays: 0  
Doug Hanes-Abstained  
Motion Carried

To: Approve the request by Core Mechanical in the amount of \$30,000.00 for renovations of an existing building in the 30 West TIF as presented.

Doug Hanes raised questions about creating a budget for operating expenses to include professional services to be discussed at the next meeting. He also would like the Auditor's office to look back at prior years concerning this topic.

Once again Hanes proposed expanding the Redevelopment Commission to seven members. He shared concerns that the Redevelopment Commission members Mike Metzger and Truex will most likely not be returning in 2025. He said losing members means the Redevelopment Commission loses knowledge. The membership increase must be approved by the County Commissioners, Truex said. County Administrator Marsha McSherry mentioned that she will bring the matter before the County Commissioners for further discussion.

Dan Thystrup also reported that he had received approval from the Indiana Department of Transportation on a North Webster bike trail that will include rebuilding sidewalks. The 1<sup>st</sup> phase will extend from the south end to the north end, and the 2<sup>nd</sup> phase will go all the way to Wawasee Middle School. The cost for the project is to be around \$2 million.

Being no further business, the meeting was adjourned.

**KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION  
Courthouse, Old Courtroom  
Thursday, May 9, 2024**

The Kosciusko County Redevelopment Commission met at 1:30 p.m. on Thursday, May 9, 2024, in the Old Courtroom, Kosciusko County Courthouse. Members present included: Joni Truex (Via Zoom), Jan Orban, Doug Hanes, Dan Thystrup, Mike Metzger, Brad Johnson and Attorney, Adam Turner.

Also present for the meeting was County Auditor, Rhonda Helser.

Joni Truex participated in the meeting virtually. For clarity, each vote was made by a roll call vote.

Joni Truex called the meeting to order.

**IN THE MATTER OF SWEARING IN OF COMMISSION MEMBER:**

County Auditor, Rhonda Helser, swore in Redevelopment Commission 2024 member, Mike Metzger.

**IN THE MATTER OF APPROVING THE 3-14-2024 MINUTES:**

Joni Truex requested approval of the March 14, 2024 meeting minutes.

Motion: Doug Hanes

Second: Jan Orban

Ayes: 5 Nays: 0

Motion Carried

To: Approve the March 14, 2024 meeting minutes as presented.

**IN THE MATTER OF ABONMARCHÉ UPDATE:**

Crystal Welsh, Project Manager with Abonmarche gave an update on CR 1300 N area study progress which included:

Steering Committee met on 3/25/24 at the Milford Town Community Building.

- Reviewed growth projections based on a range of data from the last 20 years
- Reviewed draft conceptual future land use maps including new commercial, residential and industrial use while preserving agricultural land areas
- Discussed future meetings with Steering committee for May or June
- 20 year cycle projected on this study project
- May need an amendment to the Comprehensive plan for this project

**IN THE MATTER OF KEDCO UPDATE:**

Suzie Light KEDCO Co-Interim Director, presented an update which included the following information:

- New KEDCO CEO-Peggy Friday will be arriving in June
- KEDCO is no longer providing a marketplace for entrepreneurs at its office, but still has an entrepreneur coach that you can make appointments with
- Offering support to Plug and Play
- Collaboration with the US 30 Innovation District Master planning
- Effective April 1-Greg Fitzloff, is now in project management

**IN THE MATTER OF BAKER TILLY AGREEMENT:**

Joni Truex presented an agreement with Baker Tilly and the Redevelopment Commission related to services, dated February 16, 2022. Per Adam Turner, it has to do with the restructuring of Baker Tilly.

Motion: Dan Thystrup

Second: Jan Orban

Ayes: 5 Nays: 0

Motion Carried

To: Approve the agreement with Baker Tilly, as presented.

**IN THE MATTER OF TIF EXCESS AV CERTIFICATION TO AUDITOR:**

Rhonda Helser presented the annual certification of TIF AV, for approval, stating that by executing the document, the Commission has evaluated the TIF's and recognizes they are collecting dollars for a purpose and that there is not any excess revenue.

Motion: Doug Hanes

Second: Dan Thystrup

Ayes: 5 Nays: 0

Motion Carried

To: Approve the annual TIF excess AV certification to the Auditor.

**IN THE MATTER OF TIF REVIEW FOR 30 WEST:**

In Accordance with IC 36-7-25-8, the following information was presented:

1. The Commission's budget for tax increment revenues collected within each allocation area is:
  - \$366,742.22
  - The budget is for minimal money for council approval on expenditures for future projects
2. The long-term plan for this allocation area is:
  - Support further development
3. The impact of this allocation area on the overlapping taxing units is:
  - An annual impact of approximately \$50,000.00 growth

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

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

**IN THE MATTER OF TIF REVIEW FOR CO-OP (MENTONE):**

In Accordance with IC 36-7-25-8, the following information was presented:

1. The Commission's budget for tax increment revenues collected within the allocation area is:
  - \$562,779.11
2. The long-term plan for this allocation area is:
  - Development of future growth
3. The impact of this allocation area on the overlapping taxing units is:



- An annual impact of approximately \$140,000.00 growth

*Taxing Units within the TIF-Franklin, Seward*

*Taxing Entities-County, Solid Waste District, Franklin Twp., Seward Twp., Tippecanoe Valley Schools*

**IN THE MATTER OF TIF REVIEW FOR DREYFUS:**

In Accordance with IC 36-7-25-8, the following information was presented:

- The Commission's budget for tax increment revenues collected within the allocation area is:
  - \$325,466.88
- 1. The long-term plan for this allocation area is:
  - Continue to support & create opportunities for future expansion
- 2. The impact of this allocation area on the overlapping taxing units is:
  - Improve or expand tax revenue due to improvements

*Taxing Units within the TIF-Clay*

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

**IN THE MATTER OF 30 WEST TIF DISCUSSION:**

Joni Truex presented a name change for the agreement for investment with Core Mechanical Services to Strive Properties LLC which is a subsidiary. Doug Hanes stated for clarification purposes, that Strive is their property holding company and that Core will be operating from that location at 7456 W Old Rd 30 Warsaw.

Motion: Jan Orban  
 Second: Dan Thystrup  
 Ayes: 4 Naves: 0  
 Doug Hanes-Abstained  
 Motion Carried

To: Approve the name change for the agreement for investment with Core Mechanical Services to Strive Properties LLC.

**IN THE MATTER OF CLAIMS:**

Joni Truex presented a claim for the investment agreement with Strive Properties LLC in the amount of \$30,000.00 for approval.

Motion: Dan Thystrup  
 Second: Mike Metzger  
 Ayes: 4 Naves: 0  
 Doug Hanes-Abstained  
 Motion Carried

To: Approve the claim in the amount of \$30,000.00 to Strive Properties LLC, as presented.

**IN THE MATTER OF CLAIMS:**

Joni Truex stated that the Abonmarche claim is slated to be heard at the next Commissioners meeting for approval.

**IN THE MATTER OF CLAIMS:**

Joni Truex presented a claim to Turner Valentine LLC in the amount of \$80.00 for approval.

Motion: Doug Hanes

Second: Dan Thystrup

Ayes: 5 Nays: 0

Motion Carried

To: Approve the claim in the amount of \$80.00 to Turner Valentine LLC, as presented.

**IN THE MATTER OF OPERATING BUDGET DISCUSSION:**

Joni Truex stated that after the 7/11/24 meeting, she would like to have an informal workshop meeting for about 1 ½ hours concerning an operating budget and spending plan for 2025. This meeting will be a discussion only.

**IN THE MATTER OF AN INCREASE OF COMMISSION MEMBERS DISCUSSION:**

Joni Truex presented a recommendation for approval from the Redevelopment Commission to increase the number of members from five to seven effective January 1, 2025. If passed, the recommendation will be sent to the Board of County Commissioners for their formal approval and the original ordinance No#97-TiF2 creating the Redevelopment Commission recorded 2-24-1997 would be amended to reflect changing the number of voting members of the Redevelopment Commission from five to seven. The Board of Commissioners would appoint four members and the County Council would appoint three members. Further comments are as follows:

Jan Orban commented that she is in favor of increasing the members to seven and that losing members is a significant detriment.

Doug Hanes commented that he is favor of increasing the members and would like to look into extending the term limits and staggering them.

Dan Thystrup commented that he is in favor of increasing the members as well.

Adam Turner stated that he will look into the appointment of the members as far as term limits and reference the original ordinance.

Motion: Doug Hanes

Second: Jan Orban

Ayes: 5 Nays: 0

Motion Carried

To: Recommend increasing the Redevelopment Commission members from five to seven effective January 1, 2025.

Being no further business, the meeting was adjourned.

**KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION**  
**Courthouse, Old Courtroom**  
**Thursday, July 11, 2024**

The Kosciusko County Redevelopment Commission met at 1:30 p.m. on Thursday, July 11, 2024, in the Old Courtroom, Kosciusko County Courthouse. Members present included: Joni Truex, Jan Orban, Doug Hanes, Mike Metzger, Dan Thystrup, and Attorney, Adam Turner.

Also present for the meeting was County Auditor, Rhonda Helser.

Joni Truex called the meeting to order.

**In the Matter of Approving the minutes from the May 9, 2024 Meeting:**

Joni Truex requested approval of the May 9, 2024 meeting minutes.

Motion: Dan Thystrup

Second: Doug Hanes

Ayes: 5            Nays: 0

Motion Carried

To: Approve the May 9, 2024 meeting minutes as presented.

**In the Matter of KEDCO update:**

Peggy Friday, KEDCO CEO, presented a brief update as the new CEO.

**In the Matter of TIF Review for Leesburg:**

In Accordance with IC 36-7-25-8, the following information was presented:

**1. Budget Information for Calendar Year 2024 is:**

Anticipated Revenues of Allocation Area in Calendar year 2024 from TIF Revenues:  
\$128,000.00

**2. Redevelopment Commission's Long Term Plans for Allocation Area is:**

Anticipated Latest Termination Date of Allocation Area: 12/31/2033

**3. Possible Future projects In or Serving Allocation area is:**

FaB Labs project

**4. Impacts of Allocation Area on Taxing Units:**

Increase in tax revenue; increase in customer traffic

*Taxing Units within the TIF- Plain*

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

**In the Matter of TIF Review for TruPointe & TruPointe Expansion:**

In Accordance with IC 36-7-25-8, the following information was presented:

**5. Budget Information for Calendar Year 2024 is:**

Anticipated Revenues of Allocation Area in Calendar year 2024 from TIF Revenues:  
\$174,000.00

**6. Redevelopment Commission's Long Term Plans for Allocation Area is:**

Anticipated Latest Termination Date of Allocation Area TruPointe: 12/31/2038  
Anticipated Latest Termination Date of Allocation Area TruPointe Expansion:  
12/31/2040

**7. Possible Future projects In or Serving Allocation area is:**

Debt bond repayment. No funds available

**8. Impacts of Allocation Area on Taxing Units:**

Income when the debt bond is satisfied

*Taxing Units within the TIF-Turkey Creek, VanBuren*

*Taxing Entities-County, Solid Waste District, Turkey Creek Twp., VanBuren Twp.,  
Wawasee Schools, Syracuse Library*

**In the Matter of TIF Review for Van Buren-Maple Leaf:**

In Accordance with IC 36-7-25-8, the following information was presented:

**9. Budget Information for Calendar Year 2024 is:**

Anticipated Revenues of Allocation Area in Calendar year 2024 from TIF Revenues:  
\$112,000.00

**10. Redevelopment Commission's Long Term Plans for Allocation Area is:**

Anticipated Latest Termination Date of Allocation Area Van Buren-Maple Leaf:  
12/31/2026

**11. Possible Future projects In or Serving Allocation area is:**

Abonmarche study suggestions

**12. Impacts of Allocation Area on Taxing Units:**

Paying 30% of the Abonmarche study which would be \$10,869.38

*Taxing Units within the TIF-Van Buren*

*Taxing Entities-County, Solid Waste District, Van Buren Twp., Wawasee Schools, Milford  
Library*

**In the Matter of TIF Review for South Etna Green Res Econ Development:**

In Accordance with IC 36-7-25-8, the following information was presented:

**13. On Hold**

*Taxing Entities-County, Solid Waste District, Triton Schools*

**In the Matter of TIF Review for South Shore Res:**

In Accordance with IC 36-7-25-8, the following information was presented:

14. On Hold, pending the 80 acers for sale

*Taxing Units within the TIF-Turkey Creek*

*Taxing Entities-County, Solid Waste District, Syracuse Library, Wawasee Schools*

**In the Matter of Members Increase from five to seven and Term Limits:**

With the Commissioners approval members increase from five to seven. County Attorney is waiting to complete the ordinance after the Redevelopment Commission talks about Term Limits.

**In the Matter of Leesburg TIF-Frank and Becky Levinson-FaB Labs Inc:**

FaB Labs Frank Levinson spoke in front of the Redevelopment Commission. Frank stated their development company is looking at trying to expand in the industry property that they cultivated in Leesburg. The project is at the former John Deere dealership, with three 12,000 square-foot buildings set to be constructed by SR 15 next to the Owens Fresh Meat Market building at 6287 SR 15. Frank stated the project would be a small business industrial incubator. The goal here is to really provide turn-key small bay industrial spaces within the county, which there is a relative lack of. Frank stated the buildings will be divided up into 1,500-to 5,000-square-foot bays with offices, warehousing, and some common space.

Motion: Mike Metzger

Second: Jan Orban

Ayes: 4 Nays: 0

Doug Hanes-Abstained

Motion Carried

To: Approve the request in the amount of \$250,000.00, for three new industrial-use buildings. The Levinsons would have to pay the money upfront and be reimbursed by the commission, as presented.

**In the Matter of Budget and Spending Plan Discussion:**

The Redevelopment Commission discussed Budget and Spending Plan.

Being no further business, the meeting was adjourned.

**KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION**

**Courthouse, Old Courtroom**

**Thursday, September 26, 2024**

The Kosciusko County Redevelopment Commission met at 1:30 p.m. on Thursday, September 26th, 2024, in the Old Courtroom, Kosciusko County Courthouse. Members present included: Joni Truex, Jan Orban, Doug Hanes, Dan Thystrup and Brad Johnson, a non-voting member.

President Joni Truex called the meeting to order.

Also present for the meeting was County Auditor, Alyssa Schmucker.

**IN THE MATTER OF APPROVING THE MINUTES FROM THE JULY 11, 2024 MEETING:**

Joni Truex, requested approval of the July 11, 2024 meeting minutes, from those who were present.

Motion: Dan Thystrup

Second: Doug Hanes

Ayes: 4      Nays: 0

Motion Carried

To: Approve the July 11, 2024 meeting minutes as presented.

**IN THE MATTER OF ABONMARCHÉ 1300 N CORRIDOR PROJECT PLAN:**

Crystal Walsh, Abonmarche-Senior Urban Planner, presented an update for the area development plan for the 1300 N Corridor project. She spoke about the existing plans and studies impacting the study area. She provided the information from the Steering Committee's progress. She suggested sharing the project with the public and adding the plan to the website for the public to see including Crystal's email address for questions.

- Crystal reviewed steps required and stated they all require the same meetings.
- Adopt & Amend TIF "area"/plans incorporating with towns TIF plans.
- Officially adopt the study – November 14<sup>th</sup> possible date
- Involve the Commissioners, Area Plan & Council to add to Comprehensive Plan.
- Public Meeting set for October 30, in Milford.
- Joni Truex stated there is currently no TIF funds available

Joni Truex asked for a vote on the forwarding the Project Plan to the Commissioners, Area Plan and Council for the 1300 N Corridor project.

Motion: Doug Hanes

Second: Dan Thystrup

Ayes: 4      Nays: 0

Motion Carried

To: Approve to have Marsha forward the study of the 1300 N Corridor project to the Commissioners for review. (Matt Sandy supports the plan and will share with the APC Board) and (Alyssa Schmucker will share with the Council)

**IN THE MATTER OF KEDCO UPDATE:**

Peggy Friday, KEDCO CEO, provided an update on the Project Racer – KEDCO will be releasing a grant project soon for Housing Grants. On September 25<sup>th</sup> KEDCO hosted a 5-hour workshop for feedback from those in attendance and will host another community conversation on October 29<sup>th</sup> with a dinner and October 30<sup>th</sup> from 8a-1p, these meetings will not be open to the public. She also stated KEDCO will host their annual dinner on October 23<sup>rd</sup> at the Owls Nest in North Webster with guest speaker Brandon from Plug & Play and the featured speaker is the grandson of Ralph Tedor.

**IN THE MATTER OF TIF SPENDING PLANS:**

Andrew Mouser, Baker Tilly presented 2 templates for the spending plan that is required to be submitted to DLGF by December 1, 2024 for the spending year of 1/1/2025 to 12/31/2025. It

was explained that the TIF funds can be combined and that the plan can be amended and resubmitted if the plan changes. Both plans check all the boxes, one is just a simple version and one is a very detailed version. Alyssa Schmucker, Kosciusko County Auditor said the simple version would be preferred form to use.

Joni Truex asked for a vote on the single page plan provided by Baker Tilley.

Motion: Doug Hanes

To: Adopt the single page simple version  
plan provided by Baker Tilley

Second: Dan Thystrup

Ayes: 4 Nays: 0

Motion Carried

### **IN THE MATTER OF CLAYPOOL BEIGH ARM OF CAUFFMAN DRAIN RECONSTRUCTION:**

Michael Kissinger, County Surveyor spoke about the proposed reconstruction of approximately 4000 feet of the Beigh Arm of Cauffman county regulated drain in the town of Claypool. The drainage is affected by the stormwater and sanitation drains. It was stated that it is ½ railroad and ½ Louis Dreyfus. The timeline is approximately 6 months for completion. Michael stated he did not want to speak for the incoming elected surveyor and would have a discussion with the new surveyor to determine if they would be onboard for this project. Brad Johnson stated that the town of Claypool has 2.8 million invested in the project.

Joni Truex asked for a vote on approving the \$176,000 estimate to complete this project, contingent to the agreement of the incoming surveyor and the use of the Louis Dreyfus Industries TIF funds without bond.

Motion: Jan Orban

To: Approve the \$176,000 estimate to  
complete the drainage/ditch project  
contingent upon the agreement of the  
incoming surveyor and use of the Louis  
Dreyfus Industries TIF funds.

Second: Doug Hanes

Ayes: 4 Nays: 0

Motion Carried

### **IN THE MATTER OF POSSIBLE HIGHWAY PROJECTS:**

Steve Moriarty, County Highway would like to address the commissioners at the November 14<sup>th</sup> meeting about highway projects that could use TIF dollars.

### **IN THE MATTER OF NORTH WEBSTER BIKE TRAILS:**

Dan Thystrup stated that they are making progress on the Bike Trails in North Webster and he will update with further information at a later date.

### **IN THE MATTER OF RDC TERM LIMITS:**

Joni Truex stated that they cannot make term limits for the RDC, they are 1-year terms. She then stated that they needed to have the Commissioner's attorney to complete an update of Ordinance 97-TIF2.

Joni Truex asked for a vote on going to the Commissioner's attorney to update the Ordinance 97-TIF2 to increase the number of representatives for Redevelopment Commission to a total of 7 representatives, 4 appointed by the Commissioners and 3 by the County Council.

Motion: Jan Orban

Second: Doug Hanes

Ayes: 4                      Nays: 0

Motion Carried

To: Go to the Commissioner's attorney to update the Ordinance 97-TIF2 to increase the number of representatives for the Redevelopment Commission to 7 total.

Being no further business, the meeting was adjourned.

## **KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION**

**Courthouse, Old Courtroom**

**Thursday, November 14, 2024**

The Kosciusko County Redevelopment Commission met at 1:30 p.m. on Thursday, November 14, 2024, in the Old Courtroom, Kosciusko County Courthouse. Members present included: Joni Truex attended virtually, Jan Orban, Doug Hanes, Mike Metzger, Dan Thystrup and Attorney, Adam Turner.

Also present for the meeting was County Auditor, Alyssa Schmucker  
Doug Hanes called the meeting to order.

### **IN THE MATTER OF APPROVING THE MINUTES FROM THE SEPTEMBER 26, 2024 MEETING:**

Doug Hanes, requested approval of the September 26, 2024 meeting minutes.

Motion: Dan Thystrup

Second: Mike Metzger

Ayes: 5                      Nays: 0

Motion Carried

To: Approve the September 26, 2024 meeting minutes.

### **IN THE MATTER OF APPROVAL OF CLAIMS:**

Doug Hanes, stated no claims needed approval for this meeting.

### **IN THE MATTER OF APPROVING THE 2025 MEETING DATES:**

There was a brief discussion about the meeting dates and it was agreed that the first meeting of the new year will be on January 9, 2025.

Motion: Jan Orban

Second: Dan Thystrup

Ayes: 4                      Nays: 0

Motion Carried

To: Approve the meeting dates as presented with the correction of the first meeting to be on January 9, 2025, as presented.

Abstained: Joni Truex

Motion Carried



**IN THE MATTER OF HIGHWAY PROJECTS THAT COULD USE TIF DOLLARS-  
STEVE MORIARTY:**

Steve Moriarty, County Highway stated that from 700 W to South of SR 25 to 700 S has not had any updates in the past 12 years. He stated that other roads within that TIF district have had updates, including chip and seal and have been maintained. He said there are 2 gravel roads that do not have any houses on them and are not truck routes. Steve is requesting TIF dollars to pave from 700 W to SR 25 to 700 S. He stated that there is a \$250,000.00 threshold of using County dollars for this project. He stated that if they have to use County funds then they would only go with 600 S due to budgeting. If the project was completed by a contractor the price would near double and be in upwards of \$500,000.00. The TIF balance for Mentone is currently \$630,306.75. Joni Truex asked Steve if they had manpower hours to complete the project themselves and his response was, they would make time. Steve recommended bidding it out as it would probably be more beneficial for perhaps getting a longer stretch of road with the contractor compared to doing it through our own forces as we would be limited to the budget of \$250,000.00. Joni Truex then mentioned that the next item on the agenda is the approval of the spending plan and she states they are not ready to approve that as there are projects that have not even been discussed and this is another one that would need added to the list. Joni then recommended that they add \$500,000.00 from the Mentone TIF to the spending plan for the completion of the resurfacing of 700W project to be completed by an outside source contractor. Joni then made a motion as stated. Adam Turner, Attorney stated about the use of Louis Dreyfus TIF as this would benefit their business as well. Steve stated that he purposely stayed away from the Louis Dreyfus TIF as there are other projects coming down the road and he didn't want to prevent those projects from progressing. Steve recommended doing 2 alternative bids, one from 600 S and the other from 700 S, that way you know the costs and can make the decision once you know the costs and not use all the TIF funds, incase of an emergency. Joni Truex then stated that her motion still stands. Steve said that using the county forces it costs approximately \$150,000.00 per mile. Doug Hanes then asked if it would be possible to do a hybrid project where the county did some of the project and the remainder would be completed by an outside source. Steve stated that is a possibility. Joni Truex asked what the timeline was and Steve stated later in 2025.

Motion: Joni Truex  
Second: Dan Thystrup  
Ayes 5 Nays 0

To: Approve the transfer of  
\$500,000.00 of Mentone COOP  
TIF funds into the spending plan  
and request for bids for the  
700S/600S project.

**IN THE MATTER OF THE REVIEW OF THE 2025 SPENDING PLAN FOR  
REQUIRED UPLOAD TO GATEWAY:**

Alyssa Schmucker, Auditor explained the balances of all the TIF areas. Alyssa stated that she had included the most recent project dollars, including the FAB-LAB. Alyssa explained that this plan can be amended if needed. Adam Turner, Attorney stated that he would use caution adding projects that "might" come about as it would be risky and that since the plan can be updated at any time, we should use caution.

Motion: Joni Truex

Second: Jan Orban

Ayes            5            Nays            0

To: Approve the spending plan with the corrections mentioned and added the most recent projects, as presented.

Motion Carried

**IN THE MATTER OF THE APPROVAL OF THE 1300 N PROJECT:**

Crystal Welsh, requested that the Redevelopment Commission adopt the 1300 N study and that no other approvals are necessary at this time. Crystal shared about their community meeting on October 30, 2024 at the Milford Community Building with 12 people in attendance including the press. Crystal stated there was a lot of interaction with those that attended and left with positive feedback and it was well received. A clean copy of the presentation would be uploaded to the website as soon as this is adopted.

Motion: Joni Truex

Second: Dan Thystrup

Ayes            5            Nays            0

To: Approve adopt the 1300 N study, as presented.

Motion Carried

**IN THE MATTER OF TIF EXPLANSIONS ST RD 13 & 14:**

Doug Hanes, gave a statement for expanding the TIF areas that could be added in 2025. Asking if there are anticipated corridors that could be added. Leesburg areas were mentioned. Joni Truex asked Adam Turner, attorney, if there was a need to have a project planned to add to the TIF. He stated he would use caution for just adding dollars to add dollars and actually have a focused purpose for those dollars if a TIF area is expanded. More discussions to come in the future on this subject.

**IN THE MATTER OF DISCUSSION ON TIFS THAT WILL END IN 2026:**

Joni Truex stated she had not heard anything from VanBuren Maple Leaf TIF and Doug Hanes agreed he had not heard anything either. Joni asked Adam Turner, attorney for guidance on this issue. He stated that if you don't have projects on the horizon that it is suggested to allow it to lapse and let them to reapply and start fresh. Crystal Welsh commented that you have to remember that taxes are paid a year in the rear and that you could possibly have funds come in the you need to have an exit plan of how to spend those dollars or consider them excess TIF dollars, but it's a good idea to have a conversation with the Assessor's office about the process and if they are going to collect that next year's TIF. It was asked to Adam about the process of excess TIF funds and he responded that it would be liquidated to overlapping units. Crystal Welsh stated that if it was calculated that there will be excess TIF that needs to be reported by July 1<sup>st</sup>. Steve Moriarty came to the microphone to state that they do have a project going on 900N that would benefit by using excess TIF dollars. Steve was told to bring it back to the Commission later in 2025 for the use of those TIF dollars. No motions were made as no

decisions were being made. Alyssa Schmucker stated that she had made notes of actions that will need to be taken prior to the expiration of this TIF.

**IN THE MATTER OF GOALS 2025:**

Joni Truex, stated that the room needed to be cleared in 2 minutes and that she recommends they move the Goals discussion to the January, 2025 meeting. She then thanked everyone and stated that she feels she is leaving the Commission in good hands. Doug Hanes then thanked her for her service and wished her a wonderful retirement.

**IN THE MATTER OF FURTHER BUSINESS:**

Jim Moyer, Kosciusko County Surveyor Elect stated he was looking forward to working with the Commission on projects. He stated that the Claypool drain project, he is also looking forward to working with the Commission.

Joni Truex then stated her parting words that the Commission will need to elect officers in January and that the President and Vice President needs to comes from different appointing bodies. Doug Hanes responded that he is sending out an email to the Council and Commissioners with potential Redevelopment Commission members for approval.

Next meeting will be January 9, 2025 (Thursday)

Being no further business, the meeting was adjourned.