

KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION
Courthouse, Old Courtroom
Thursday, March 9, 2017

There are no meeting minutes due to the meeting being cancelled.

KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION
Courthouse, Old Courtroom
Wednesday, April 26, 2017

The Kosciusko County Redevelopment Commission met at 1:00 p.m. on Wednesday, April 26, 2017, for a “special meeting to discuss the Dreyfus TIF, in the Old Courtroom, Kosciusko County Courthouse. Members present included: Henry DeJulia, Bruce Woodward, Jim Newcombe, Jan Orban and Joni Truex. Also present for the meeting were County Auditor, Michelle Puckett and County Administrator, Marsha McSherry.

Henry DeJulia called the April 26, 2017 meeting to order and started with introductions of the Commission members.

In the Matter of Swearing in of the Commission:

County Auditor, Michelle Puckett, swore in the following members of the Redevelopment Commission for 2017: Henry DeJulia, Bruce Woodward, Jim Newcombe, Jan Orban and Joni Truex.

In the Matter of Election of Commission President for 2017:

Vice President Henry DeJulia opened the floor for nomination of officers for 2017. Joni Truex made a motion to elect Bruce Woodward as President.

Motion: Joni Truex

Second: Henry DeJulia

Ayes: 5 Nays: 0

Motion Carried

To: Elect Bruce Woodward as the 2017
Redevelopment Commission President.

Henry DeJulia turned the meeting over to the newly elected President, Bruce Woodward.

In the Matter of Election of Commission’s Vice-President, Secretary and Treasurer for 2017:

President, Bruce Woodward, made a motion to elect Henry DeJulia as Vice-President, Jim Newcombe as Secretary and Jan Orban as Treasurer.

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

To: Elect Henry DeJulia as Vice-President, Jim Newcombe as Secretary and Jan Orban as Treasurer for 2017.

In the Matter of Approving the minutes from the November 10, 2016 Meeting:

Motion: Henry DeJulia
 Second: Bruce Woodward
 Ayes: 2 Nays: 0
 Motion Carried

To: Approve the November 10, 2016 Meeting Minutes as presented.

Jan Orban, Joni Truex and Jim Newcombe all abstained from voting as they were not in attendance at the November 10, 2016 meeting. All three are new members to the Commission as of January 1, 2017.

In the Matter of Dreyfus TIF:

Mike Kissinger, County Surveyor, came before the Redevelopment Commission to discuss the infrastructure around the Dreyfus TIF and would like to request the use of the funds from this TIF. Kissinger stated there is an emergency drainage situation affecting an area of Claypool. Kissinger stated there has been a drastic change in the use of the land in this area with the development of Louis Dreyfus Commodities. Kissinger began the meeting by showing maps of what the area looked like prior to the development or the Louis Dreyfus Commodities to what it currently looks like. The maps showed the area of concern has always had some drainage issues, but the drainage issues are now affecting a residential area northeast of Louis Dreyfus Commodities in Claypool.

Kissinger stated the drainage issue has escalated due a blockage in a drain pipe located under the Norfolk Southern Railroad tracks. They had to bore a hole in order to remove a blockage in the drain tile and this process has caused the property to the north of the tracks to flood. Kissinger stated the issue is the tile is staying two-thirds to three-fourths full at all times, so when there is excessive rain, the current size of the drainage tile is not capable of allowing for proper drainage. Kissinger assured the Commission that the drainage tiles are not broken and he is not requesting approval to fix broken tiles. Kissinger is proposing the tile size be increased to accommodate the extra drainage that is being created and causing the flooding to homeowners. The current size of the tile goes from fifteen inches to twenty inches with a twenty-four inch tile for the repairs.

Kissinger stated the town of Claypool received grant money and was able to convert a section of drainage tile to four foot. The section is to the north of Claypool and crosses over the railroad tracks. Kissinger stated once they get the drainage tile to the four foot section there will be no issues due to the size of the drainage tile will be sufficient for the amount of water that will be flowing through it.

Kissinger explained to the Commission that the flooding is not directly the result of the Louis Dreyfus Company doing anything wrong. Kissinger stated they have actually attempted to help the situation out by installing a gate that will allow Louis Dreyfus to control the amount of

drainage at a given time. Dreyfus has abided by the guidelines for the county’s storm water ordinance.

Kissinger originally gave a tentative cost of \$50,000, but that was prior to Claypool’s town engineer becoming involved. Kissinger was not aware that the project would be crossing water and sewer lines, which would increase the cost by \$63,000. The total estimate for the project being requested is \$113,000. The project will run from the intersection of Section and Railroad streets and continue to the southwest to the point of where the new boring was completed. Michelle Puckett, County Auditor, confirmed the Louis Dreyfus TIF fund has \$125,000 currently available for use. Puckett advised the Commission that they could not approve the more than the \$125,000 as they cannot approve more than what is in the fund currently.

Henry DeJulia made a motion to approve spending no more than the \$113,000 that Kissinger is requesting.

Puckett stated Kissinger will now need to go before Council to request an additional appropriation in the amount of \$113,000. Kissinger stated he is hopeful the project will begin in the fall of 2017.

Motion: Henry DeJulia

Second: Joni Truex

Ayes: 5

Nayes: 0

Motion Carried

To: Approve the request to spend up to \$113,000 from the Louis Dreyfus TIF fund for the drainage issue in the Claypool area.

Being no further business, the meeting was adjourned.

KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION
Courthouse, Old Courtroom
Wednesday, April 26, 2017

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Henry DeJulia called the April 26, 2017 meeting to order and started with introductions of the Commission members.

In the Matter of Swearing in of the Commission:

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In the Matter of Election of Commission President for 2017:

Vice President Henry DeJulia opened the floor for nomination of officers for 2017. Joni Truex made a motion to elect Bruce Woodward as President.

Motion: Joni Truex

To: Elect Bruce Woodward as the 2017

Second: Henry DeJulia

Redevelopment Commission President.

Ayes: 5 Nays: 0

Motion Carried

Henry DeJulia turned the meeting over to the newly elected President, Bruce Woodward.

In the Matter of Election of Commission's Vice-President, Secretary and Treasurer for 2017:

President, Bruce Woodward, made a motion to elect Henry DeJulia as Vice-President, Jim Newcombe as Secretary and Jan Orban as Treasurer.

Motion: Bruce Woodward

To: Elect Henry DeJulia as Vice-

Second: Henry DeJulia

President, Jim Newcombe as Secretary

Ayes: 5 Nays: 0

and Jan Orban as Treasurer for 2017.

Motion Carried

In the Matter of Approving the minutes from the November 10, 2016 Meeting:

Motion: Henry DeJulia

To: Approve the November 10, 2016

Second: Bruce Woodward

Meeting Minutes as presented.

Ayes: 2 Nays: 0

Motion Carried

Jan Orban, Joni Truex and Jim Newcombe all abstained from voting as they were not in attendance at the November 10, 2016 meeting. All three are new members to the Commission as of January 1, 2017.

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Henry DeJulia made a motion to approve spending no more than the \$113,000 that Kissinger is requesting.

Puckett stated Kissinger will now need to go before Council to request an additional appropriation in the amount of \$113,000. Kissinger stated he is hopeful the project will begin in the fall of 2017.

Motion: Henry DeJulia

Second: Joni Truex

Ayes: 5

Nays: 0

Motion Carried

To: Approve the request to spend up to \$113,000 from the Louis Dreyfus TIF fund for the drainage issue in the Claypool area.

Being no further business, the meeting was adjourned.

KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION
Courthouse, Old Courtroom
Wednesday, June 8, 2017

The Kosciusko County Redevelopment Commission met at 1:00 p.m. on Wednesday, June 8, 2017, for a “special meeting to discuss the Dreyfus TIF, in the Old Courtroom, Kosciusko County Courthouse. Members present included: Henry DeJulia, Bruce Woodward, Jim Newcombe, Jan Orban and Joni Truex. Also present for the meeting were County Auditor, Michelle Puckett.

Bruce Woodward called the June 8, 2017 meeting to order.

In the Matter of Approving the minutes from the April 26, 2017 Meeting:

Motion: Henry DeJulia	To: Approve the April 26, 2017 Meeting
Second: Jim Newcombe	Minutes with the correction of County
Ayes: 4	Nayes: 0
	Administrator’s title.

Motion Carried

Joni Truex was not present when motion was made to approve the meeting minutes.

In the Matter of KEDCo Quarterly Update – George Robertson:

George Robertson, KEDCo Director, came before the Commission and gave a brief quarterly update. Robertson stated the shortage of skilled workers in our county still ranks as the top concern for the businesses in our community, but another area of concern is how do we recruit and retain the individuals that we train. Robertson stated the problem with recruiting and retaining the skilled work force is the county has no affordable housing. Robertson stated the housing issue is for all of the ten (10) counties in the North East Region, not just Kosciusko County.

Robertson shared with the Commission that Indiana House Representative, Denny Zent from District 51, is submitting the Blight Flight bill to Governor Eric Holcomb. Robertson stated Zent’s proposal aims to make it easier for redevelopment commissions to purchase unsafe, abandoned and foreclosed properties. The current process is lengthy and has the potential to lower surrounding home values and can lead to crime and illegal activities. Zent feels by streamlining this process it will make communities safer and expand their tax base. The ability to purchase these properties will allow the Redevelopment Commission the opportunity to turn those properties into affordable housing opportunities.

Robertson stated the affordable housing has become a critical issue for the recruiting and retaining individuals to the work force in Kosciusko County and is an area of concern for the Redevelopment Commission to keep in mind.

In the Matter of Andrew Mouser’s Umbaugh TIF & Redevelopment Commission Duties Presentation:

Andrew Mouser, Umbaugh Manager, came before the Commission with a presentation of TIF and the Redevelopment Commission Duties. Mouser began by stating the general duties and powers of the Redevelopment Commission (RDC), which include the following:

DUTIES

- Jurisdiction is entire County, except cities/towns with their own RDC
- Investigate, survey and study areas in the County the need redevelopment
- Study and combat the factors causing an area that needs redevelopment
- Select and acquire areas needing redevelopment

POWERS

- Acquisition of property
- Holding and usage of property for redevelopment or economic development
- Clearance of property
- Environmental remediation
- Repair, remodeling, maintenance or improvement of property
- Disposition of property

Mouser stated there are several reasons why incentives are offered for economic development, such as:

- Encourage new business investment to increase the local and state tax base, reduce tax burden, reduce property taxes lost due to tax caps
- Encourage job creation or retention
- Target specific industries or market segments, geographic areas and low income
- Competition among alternative sites

Mouser gave a brief overview of a TIF, which is Tax Increment Financing. Mouser stated a TIF is a tool which captures new assessed value and property taxes from new development in a designated area. Mouser stated the purpose of a TIF is to finance incentives or infrastructure needed to induce private investment, to encourage orderly economic growth in targeted areas and to redevelop blighted areas. Mouser mentioned the benefits and costs of TIF's and briefly reviewed a TIF calculation.

Mouser shared ways a TIF can be used and funded, such as:

TIF USED TO

- Utility improvements (sewer and water)
- Roads and rail
- Land acquisition and site development
- Buildings and equipment

TIF FUNDED

- Pay as you go
- Short or long-term Bonds

Mouser stated some best practices for TIF Districts:

- Use TIF Bonds to fund infrastructure that will attract the right investments and pay off the bonds
- Use surplus TIF to facilitate additional development

- Pass through assessed value to help other taxing units or build-up TIF surplus to pay off bonds and end TIF area early
- Hold planning meeting with representatives for strategic planning for growth in areas of future job skills and training facilities, programs and technology

Mouser gave examples of some best practices for Tax Abatements, such as:

- Use abatements to attract the type of investment your community desires
- Real property tax abatement and personal property tax abatement can be used to incentivize different types of development
- Discussions with other taxing units can help them realize that as the abatements come off, the assessed value goes up quickly even in the early years
- Use different abatement percentages and terms to fit the size and type of investment
- Keep tax rates low for the good of the taxpayers

Mouser thanked the Commission for their time and allowing him to present his overview.

The Commission thanked Mouser for his time and for all the information he presented.

The Commission had a brief discussion on the appropriation of TIF funding.

County Auditor, Michelle Puckett, stated there are currently six (6) TIF's currently in place:

- Dreyfus (established in 2006)
- Van Buren – Maple Leaf (established 1996)
- 30 West (established 2015)
- Leesburg (established 2008)
- Co-Op (established 2015)
- Trupointe (established 2013)

Being no further business, the meeting was adjourned.

KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION
Courthouse, Old Courtroom
Thursday, September 14, 2017

There are no meeting minutes due to the meeting being cancelled.

KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION
Courthouse, Old Courtroom
Thursday, December 14, 2017

There are no meeting minutes due to the meeting being cancelled.