

**KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION**  
**Courthouse, Old Courtroom**  
**Thursday, January 10, 2013**

The Kosciusko County Redevelopment Commission met at 1:00 PM on Thursday, January 10, 2013, in the Old Courtroom, Kosciusko County Courthouse. Members present included: Henry DeJulia, Bruce Woodward, Bill Warren, Max Courtney and Larry Teghtmeyer. Also present for the meeting was County Auditor, Marsha McSherry.

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

**In the Matter of Election of Officers:**

President Henry DeJulia opened the floor for nomination of officers. Bill Warren made a motion to retain the 2012 officers for 2013.

Motion:	Bill Warren	To: Retain 2012 officers for 2013 as:
Second:	Max Courtney	Henry DeJulia - President
Ayes:	5	Max Courtney – Vice President
Nayes:	0	Bruce Woodward – Secretary
Motion Carried		Bill Warren - Treasurer

**In the Matter of Swearing in of the Commission:**

County Auditor, Marsha McSherry, swore in the following members of the Redevelopment Commission for 2013: Max Courtney, Henry DeJulia, Larry Teghtmeyer, Bill Warren and Bruce Woodward

**In the Matter of KEDCo Update:**

George Robertson, KEDCo Director, started by saying the County had a very busy and successful year for 2012. Robertson attributes the success to the significant expansions within the county. There were a few in Milford and Syracuse. Robertson went on to say that he feels 2013 will be a wait and see kind of year. Economy is a huge concern for a majority of the businesses and Robertson does not see this concern going away. Robertson added that Site Selection did a survey to see how businesses felt about expanding after the election. The survey showed that seventy (70) percent are still on hold and the other thirty (30) percent are considering it, but are looking at off shore expansion. The two locations that had high off shore expansions were Mexico and Canada.

Robertson stated that two projects were in the works in 2012 but placed on hold. These projects have been approved to move forward as of January 2013. One of the expansions will be in the Northern part of the county and will be adding 70 new jobs on a production line. The other expansion is a twenty-four (24) door cross dock operation in Atwood.

Robertson stated that once a business decides to expand they are usually on an accelerated time table with ninety (90) percent of them looking for existing buildings. Only ten (10) percent are looking for site locations to build on. Our county has very few sites with existing buildings on them. Robertson stated this will be a concern for the county in 2013.

Henry DeJulia commended Robertson for his efforts and thanked him on behalf of the Redevelopment Commission. Robertson stated it all has to do with the collaboration of great committees and boards along with great leadership from the county and towns.

Robertson touched on the Asset- Based vendor directory database that was developed. 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- Based 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. Robertson stated his group will be responsible for entering and tracking this information.

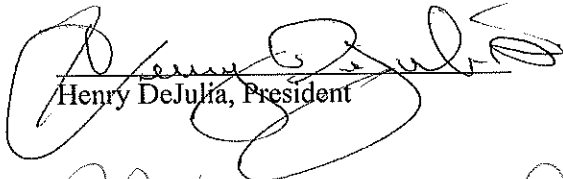
**In the Matter of Old Business Update:**

Henry DeJulia presented an update on the Syracuse Industrial Park. The Park is in the area of US 6 and SR 13. Construction started in September of 2012 with approximately sixty (60) acres. The water and sewer are being ran 1.2 miles to the park and is ninety-five (95) percent complete. There will also be gas and electric, which will make this park a shovel ready site. DeJulia stated there is a two (2) acre pond on the site and will serve as a drain off for some of the water. DeJulia stated there will be a couple of sites allowed for outside storage. The Industrial Park is a TIF district. DeJulia presented a board showing the layout of the park.

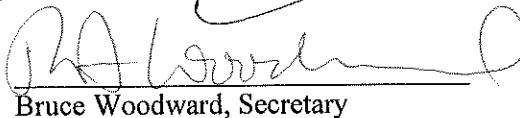
The Commission would like to invite various chamber members to attend the Redevelopment meetings. The Commission would also like to have a seminar on Tax Abatements and TIF settlements. They will look into this after Legislation has occurred.

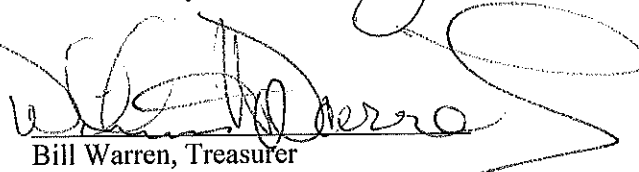
The Commission agreed to not have a February meeting. The next meeting will be March 14, 2013.

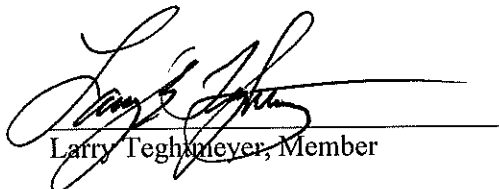
Being no further business, the meeting was adjourned.

  
Henry DeJulia, President

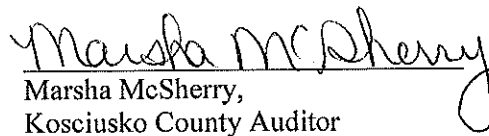
  
Max Courtney, Vice President

  
Bruce Woodward, Secretary

  
Bill Warren, Treasurer

  
Larry Teghneyer, Member

Attest:

  
Marsha McSherry,  
Kosciusko County Auditor

## **KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION**

**Courthouse, Old Courtroom**

**Thursday, February 14, 2013**

The Kosciusko County Redevelopment Commission met at 1:00 PM on Thursday, February 14, 2013, 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, County Administrator, Ron Robinson and County Attorney, Mike Miner.

Henry DeJulia called the meeting to order and the January 10, 2013 minutes were approved as presented.

### **In the Matter of Adoption of Declaratory Resolution:**

Mike Miner, County Attorney, presented to the Redevelopment Commission the Declaratory Resolution for their approval. Miner stated the Declaratory Resolution for the TIF district encompassing about 1,119 acres north of east CR 1300N, surrounding the 200-acre site under development by Trupointe Cooperative, Inc. will pay for road improvements north of Milford. The district will help pay for improvements to North CR 100E, which will see increased truck traffic once the facility gets underway. Miner stated that Trupointe requested the TIF district be completed as soon as possible so they could begin work on the first phase of construction. The first phase will consist of offices, a railroad loop and fertilizer plant. The Resolution will go to the Kosciusko County Plan Commission and then the County Commissioners. The Redevelopment Commission discussed the size of the District and the 25 year length of the TIF resolution prior to their vote. The Commission agreed that the expiration of the TIF would not prevent another business from moving in. Miner stated that there would likely be more of an interest in that area after Trupointe moves in. The primary concern the county has is to improve the roads and have them established so if another company wants to move in the roads are already updated. George Robertson, President of KEDCo, added that expanding a TIF would be difficult once it is established. Robertson said it is better to have one TIF than multiple districts on the same area of land. The Commission voted and agreed unanimously in favor of the resolution.

Bruce Woodward stated that Trupointe has taken in to consideration the concerns of the homeowners in that area and is making every effort to address them.

Motion: Bill Warren

Second: Bruce Woodward

Ayes: 4 Nays: 0

Motion Carried

To: Approve the adoption of the  
Declaratory Resolution.

**In the Matter of Mark Dobson:**

Mark Dobson, President & CEO of Warsaw/Kosciusko County Chamber of Commerce, spoke to the Redevelopment Commission on the legislative issue of working towards a regional approach. The goal and object of the regional approach is to allow mutual benefits to all regions such as policies and infrastructure improvements. The policy was developed to allow counties to reach out to other counties that are not in their four (4) county Region. A survey was done on economic issues, politics, shopping patterns, travel patterns and commuting patterns. The survey showed a strong affiliation with Allen County and the Indianapolis area as opposed to the South Bend area. The survey results proved the need for a broader regional perspective. Dobson stated they are now serving as part of the North East Indiana Regional Partnership, which is an economic development team serving as a single point of contact to businesses interested in locating to the 10 county Region. Dobson also stated they serve on the North Central Indiana Chamber of Coalition. Dobson stated the policy for North Central Region is to broaden our scope and the message to legislation is the need to widen and expand the boundaries for more fluidity. The need to be able to reach out is of the utmost importance. The Regions need resources that will allow them to reach out to other Districts no matter where they are located. Dobson stated he is on the advisory board for Elevated Indiana. Dobson went on to say that he feels the advisory board needs to strategically place the initiatives so they are appropriate. He feels Elevated Indiana is not being used as it was initially intended for. The Elevated Indiana should be used as a tool for the Economic Development. There is a lot of confusion as to who should be working with who and this needs to be resolved according to Dobson. Dobson stated that even though there are some controversial issues, such as the gay marriage ban, on the table in Legislation right now it is pretty quite. Dobson shared that legislation recommended passing the House Bill. This bill requires the Indiana economic development corporation to award an EDGE + bonus to taxpayers who are subject to the federal medical device excise tax and create or retain jobs in Indiana.

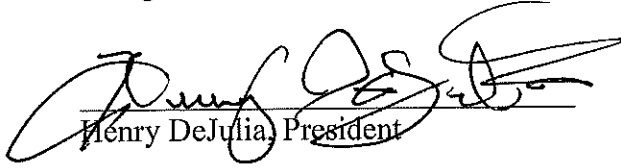
Dobson stated that MACOG is a great tool to use to expand the abilities to engage in projects. Dobson used the Round-About projects as a good example of engaging MACOG. Henry DeJulia referenced MACOG was a huge help with the project up in Syracuse.

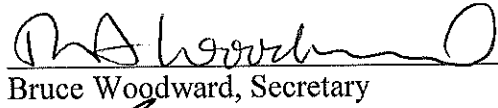
**In the Matter of KEDCo:**

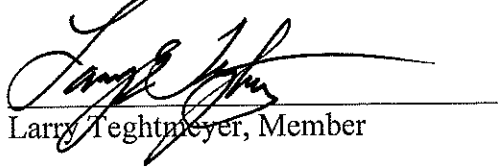
George Robertson, President of KEDCo, stated they are already seeing positive feedback from the Vendor Database that is being created. They are getting inquiries from startup companies based on data they are collecting for this database.

Robertson spoke to the Commission on a WorkOne workforce program. The program helps area residents become marketable. WorkOne works with area colleges and offers a boot camp to help individuals learn proper work ethics. At the end of the boot camp the student receives a technical certificate. Employers are waiting in line to grab up these students and offer them jobs. Robertson feels it is worth looking into for our county to help reduce our unemployment rate even more. Currently Kosciusko County has an unemployment rate of 7.5 percent, which is below the statewide average of 8.5 percent.

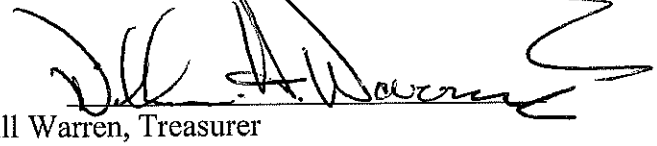
Being no further business, the meeting was adjourned.

  
Henry DeJulia, President

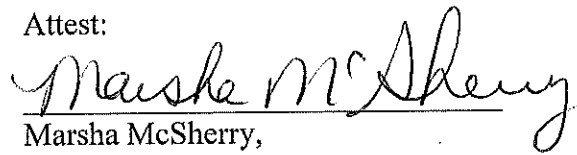
  
Bruce Woodward, Secretary

  
Larry Teghtmeyer, Member

ABSENT  
Max Courtney, Vice President

  
Bill Warren, Treasurer

Attest:

  
Marsha McSherry,  
Kosciusko County Auditor

**KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION**  
**Courthouse, Old Courtroom**  
**Thursday, April 11, 2013**

The Kosciusko County Redevelopment Commission met at 1:00 PM on Thursday, April 11, 2013, in the Old Courtroom, Kosciusko County Courthouse. Members present included: Henry DeJulia, Bruce Woodward, Bill Warren, Max Courtney and Larry Teghtmeyer. Also present for the meeting was County Auditor, Marsha McSherry, County Administrator, Ron Robinson and County Attorney, Mike Miner.

Henry DeJulia called the meeting to order and the February 14, 2013 minutes were approved as presented.

**In the Matter of Public Hearing & Adopt Confirmatory Resolution for Trupointe TIF:**  
Mike Miner, County Attorney, stated at the last Redevelopment meeting on February 14, 2013 the Commission adopted the preliminary approval of the Declaratory Resolution for the Trupointe TIF. Miner presented the final Resolution which confirms the Resolution of the Kosciusko County Redevelopment Commission adopted on February 14, 2013, entitled "Declaratory Resolution of the Kosciusko County Redevelopment Commission". The TIF is 1,104 acres that surrounds Trupointe north of Milford. The county will be the issuer of the 20 year bond, which Trupointe will purchase. The bond will be paid back with tax money from the district. The funds from the bond will be used to fund the widening of CR 100E, which borders Trupointe's property. Todd Samuelson, a partner with Umbaugh and Associates, stated that an "Impact Statement" was sent to all overlapping units with regards to Trupointe. The overlapping units are considered the counties, townships, schools and libraries. The statement showed there was no negative impact for any of those units or on the property taxes. Samuelson added the TIF is expected to generate about \$1.7 million above the cost to widen the road. The Redevelopment Commission stated that an additional TIF may be established at a later date between Trupointe's property and the Syracuse area. Miner added there may be additional TIF's as part of a larger development plan at a later date.

Motion: Bruce Woodward

Second: Bill Warren

Ayes: 5                      Nays: 0

Motion Carried

To: Approve the Resolution Confirming the Resolution of the Kosciusko County Redevelopment Commission Adopted on February 14, 2013, Entitled "Declaratory Resolution of the Kosciusko County Redevelopment Commission".

**RESOLUTION NO. 13-04-11-001 (2013040911)**  
As recorded in the office of the Kosciusko County Recorder

**In the Matter of Bill Holder:**

Bill Holder, GIS Director, presented to the Commission a brief overview of what he has been working on. Holder stated that over the past several years he has been working with cities and towns to map the water and sewer lines. Recently Kosciusko County along with the City of Warsaw signed an agreement with Indiana American Water that would allow them to share their information with the city and county. Holder stated that he does not have a lot of information on the electric, but is working with REMC, Duke Energy and NIPSCO to obtain that information. Another area to work on is the mapping of Fiber Links within the county. Ron Robinson stated he had information that might be helpful. Holder stated that Kosciusko County is ahead of other counties on the GIS mapping and George Robertson, KEDCo Director, was in agreement. Holder demonstrated the mapping features to the Commission via a projector to show what the mapping actually looks like for various cities. Holder did state how important it will be to keep up on any improvements that are completed within the cities so he can update the GIS mapping accordingly.


**In the Matter of KEDCo:**

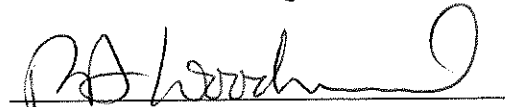
George Robertson, KEDCo Director, presented a 2013 Corporate Survey to the Commission. Robertson stated they has been a few changes to what is considered at the top of the ranking. Labor costs moved from second to first, which was no surprise to Robertson, because companies are moving to lower cost markets. Highway accessibility is always at the top as 90% of companies want to be within 2 miles of a four lane highway. Skilled labor was listed third, which Robertson stated is why KEDCo has spent so much time on the workforce issue. Robertson stated the biggest jump was availability of advanced telecommunication services, which moved from thirteenth to fourth within a one year time frame. According to Robertson we are in good shape in reference to our telecommunications and in great shape compared to others. Corporate tax rate dropped from fourth to seventh, which was interesting to Robertson. The survey showed that the ranking for quality of life factors the highest was crime rate. The employer's main concern is property crime rate. The employer is putting more emphasis on site selection factors as opposed to quality of life factors when choosing their location site.

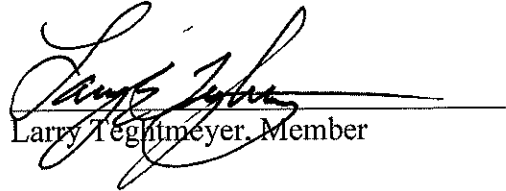
Bruce Woodward made a comment on housing availability or lack of for renting. Woodward stated that Kosciusko County has a severe problem with no housing being available for renters. The issue stems from Corporate American bringing in short term employee's that need rentals not permanent housing.


Woodward addressed the importance of a comprehensive master plan being created for the county. Larry Teghtmeyer and Bill Warren stated that the master plan for the county would belong with the individual cities/towns within the county. The Commission agreed that the responsibility would not fall on the county for a comprehensive master plan and that KEDCo is already collecting the needed information.

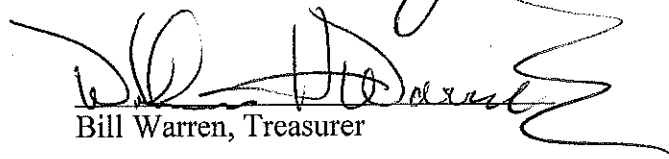
Being no further business, the meeting was adjourned.

  
Henry DeJulia, President

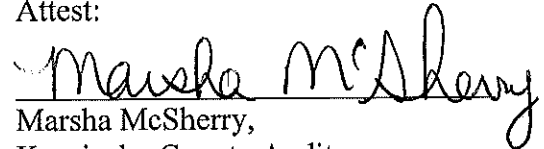
  
Bruce Woodward, Secretary

  
Larry Tegtmeyer, Member

  
Max Courtney, Vice President

  
Bill Warren, Treasurer

Attest:

  
Marsha McSherry,  
Kosciusko County Auditor



**KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION**  
**Courthouse, Old Courtroom**  
**Thursday, July 11, 2013**

The Kosciusko County Redevelopment Commission met at 1:00 PM on Thursday, July 11, 2013, in the Old Courtroom, Kosciusko County Courthouse. Members present included: Henry DeJulia, Bruce Woodward, Bill Warren, Max Courtney, Larry Teghtmeyer and Curt Hermann. Also present for the meeting was County Auditor, Marsha McSherry, County Administrator, Ron Robinson and County Attorney, Mike Miner.

Henry DeJulia called the meeting to order and the April 11, 2013 minutes were approved as presented.

**In the Matter of Disclosure of Contractual Obligations & Debt Services:**

Henry DeJulia, President, stated the Commission was to review the following TIF's to ensure there were no excess values that may be allocated to other taxing units located in the Allocation Area.

**Van Buren (Maple Leaf) TIF Redevelopment Area:**

Marsha McSherry, County Auditor, stated there are no excess funds at this time, but by the fall of 2016 the estimated revenue will be approximately \$180,000.00. McSherry stated the Maple Leaf TIF will expire in 2016 due to the 20 year limitation of the TIF. Larry Teghtmeyer questioned what happens to the money when the TIF expires. The monies will still be limited to that TIF. The money can be used for additional development to improve that TIF area or district. The Van Buren (Maple Leaf) TIF will pay off their bond to the Rainy Day fund in the spring 2013 settlement. The remaining funds will go into the Redevelopment Commission Fund for the Van Buren TIF.

Motion: Larry Teghtmeyer

Second: Bill Warren

Ayes: 5

Nayes: 0

Motion Carried

To: Approve the Van Buren (Maple Leaf)  
TIF Disclosure of Contractual Obligation  
& Debt Services showing no excess funds  
at this time

**Leesburg TIF Redevelopment Area:**

Marsha McSherry, County Auditor, stated this money is being used to repay a County loan from Edit, which is \$350,000.00. McSherry stated there is no excess available at this time. Curt Hermann, Board Member, questioned how this TIF worked. McSherry stated the County paid for the TIF out of the Edit fund to expand the sewer from North of SR 15 to Leesburg. The cost for this was \$350,000.00, which was paid from the Edit fund. Taxes are now being collected, which will go towards paying this loan off.

Motion: Larry Teghtmeyer

Second: Bill Warren

Ayes: 5

Nayes: 0

Motion Carried

To: Approve the Leesburg TIF Disclosure  
of Contractual Obligation & Debt  
Services showing no excess funds at this  
time

**Dreyfuss (Claypool) TIF Redevelopment Area:**

Marsha McSherry, County Auditor, stated there is no excess in the Dreyfuss (Claypool) TIF at this time. McSherry stated the balance for the counties portion is approximately \$260,000.00.

Motion: Larry Teghtmeyer

Second: Bill Warren

Ayes: 5

Nayes: 0

Motion Carried

To: Approve the Dreyfuss (Claypool) TIF  
Disclosure of Contractual Obligation &  
Debt Services showing no excess funds at  
this time

**In the Matter of Kregg Kiel – Elevate Ventures:**

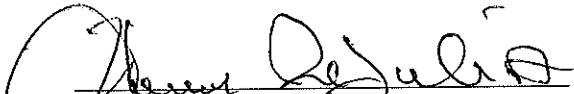
George Robertson, KEDCo Director, introduced Kregg Kiel from Elevate Ventures. Robertson stated the Elevate Ventures was the states launch of a program to assist entrepreneurs to start, grow and expand businesses in Indiana. The program has been around for a couple of years and has done very well. The staff consists of entrepreneurs and residents. Kiel has been with Elevate Ventures for approximately three (3) months. Kiel stated they have added a few new programs such as the grant program. The grant would allow a seed company to have an idea but is not quite there yet in pushing out their idea. A grant can be awarded from \$5,000.00 to \$25,000.00 to help them get started. Kiel stated that typically Elevate Ventures would only get involved with companies that are ready to start funding their project, but they saw the need of individuals that needed help in getting to that point. Kiel stated they have several applications submitted. Kiel also stated they have another new program called Economic Gardening. This program is designed to provide significant sophisticated technical assistance to identified second-stage companies that have the intent and capacity to grow their business. The program will provide economic gardening assistance at no charge to selected Indiana businesses statewide. These selected businesses will interact with an experienced national economic gardening team at the Lowe Foundation who will deliver economic gardening services tailored to each business' particular situation. Kiel stated this program has been very beneficial and has shown growth in the businesses that have been using it.

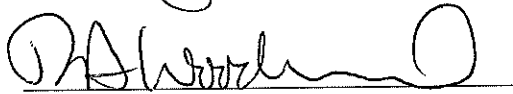
**In the Matter of KEDCo:**


George Robertson, KEDCo Director, stated there were no changes in the TIF legislation. Robertson stated there were a few bills that were affected and one was the IEDC Transparency bill. The bill now allows you to go online and see if a company created as many jobs as they were supposed to. One bill that came through that impacted the Economic Development was the Highway funding. The state moved motor vehicle and state patrol funding out of the gas tax revenue and placed it into the roads. Robertson stated Indiana is one of the few states that charges sales tax on gas. The sales tax went to the general fund and none went to the roads. They took a sliver of that sales tax and will now give it back to the county. Robertson stated that Kosciusko County will get roughly \$1,000,000.00, which is critical to Economic Development and the residents of the county. Robertson went on to say that the work force bills are trying to bring businesses together with schools to see what skills are needed to meet the employer's needs. Robertson stated

there are four (4) businesses that are serious about expanding. The reasons for expansion are: growing, bigger market, bigger building, and the need for more equipment. The biggest fear for businesses to not expand comes from what they read in the media. They feel there are multiple risk factors if they do expand. Robertson stated the prospect side is down due to some of the same risk factors, but also because we do not have product to offer them. We are in desperate need of shell buildings. Robertson did state the overall economy for Kosciusko County is up. Kosciusko County offers the highest average wages and the employment numbers were up by 570 employees. The state has a program that will help with remediation of school skills that can be obtained through a CELL Grant. This grant will help individuals that have been out of school to refresh the skills needed for them to gain employment. Robertson shared that companies are moving their businesses to where the skilled workers are and Kosciusko County has skilled workers. The pipeline of skilled workers is very good in our area.


Being no further business, the meeting was adjourned.

  
Henry DeJulia, President

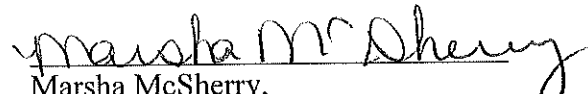
  
Bruce Woodward, Secretary

  
Larry Teghtmeyer, Member

  
Max Courtney, Vice President

  
Bill Warren, Treasurer

Attest:

  
Marsha McSherry,  
Kosciusko County Auditor

**KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION**  
**Courthouse, Old Courtroom**  
**Thursday, October 10, 2013**

The Kosciusko County Redevelopment Commission met at 1:00 PM on Thursday, October 10, 2013, in the Old Courtroom, Kosciusko County Courthouse. Members present included: Henry DeJulia, Bruce Woodward, Bill Warren, Max Courtney and Larry Teghtmeyer. Also present for the meeting was County Administrator, Ron Robinson.

Henry DeJulia called the meeting to order and the July 11, 2013 minutes were approved as presented.

**In the Matter of Economic Development Corporation:**

George Robertson, Economic Development Director, began by stating he would be presenting a broad range of what has been developing. The first topic was the Indiana Economic Development Association (IEDA) and the challenges that the Economic Development groups are facing. One area is deciding on what metrics should be used to measure themselves by. Robertson stated the historic metric was determined by how many jobs were created in their area for a particular year. Robertson stated that type of measuring does not necessarily work for today. Robertson stated that 65-70% of all new jobs that were created in America this year were part-time jobs and part-time jobs do not necessarily grow an economy or make the economy more vital. IEDA came up with a new definition of economic development that reads: "The Indiana Economic Development Association defines economic development as the facilitation of investment that leads to long-term community prosperity". Robertson advised the Commission to review the definition and give it some thought and feedback on it. Robertson pointed out that the definition stayed away from the term "job creation" because all jobs are not created equally and they are focused on job salaries now. Another metric is to see if we are advancing people beyond high school to attract businesses that need employees with higher skill levels. The higher skill levels will pay higher salaries, which in turn is money brought back to the community. Robertson stated that some Economic Development groups are using the trend line of per capita income to determine how they are doing. Robertson stated he shared this information to make the Commission aware that all the Economic Development groups are facing the same issues.

Robertson spoke briefly on the CELL Grant (Center for Excellence Learning and Leadership). There were a total of nine (9) grants given out in Indiana and Work Force 2 received one for Warsaw. Robertson stated this grant works well with our need to secure workers with a higher skill level in order to attract and keep our companies. Indiana is in the bottom third of all states in terms of population with the number of post secondary degrees. Robertson went on to say that there has been trend studies done that collates post secondary degrees to a healthy economic development. The need for a laborer is not what companies are looking for, they are looking for skilled workers who can think for themselves and fix things. The demand for a skilled worker is becoming the norm for all companies.

Robertson stated there has been a meeting with Ivy Tech and Warsaw schools K-12. The goal is to create a seamless program for career bound students. One discussion was to take students out of the career center and make their last semester of high school be their first semester at Ivy Tech. Robertson said this is just one way they are beginning to calibrate together.

Robertson stated that at the beginning of the year he made a prediction there would be few start up businesses due to the fear factor both nationally and internationally. Robertson also stated that it would be the year for mergers and acquisitions, which it has been. We saw it both this year and last year in our own county. Robertson stated the issues they will face are that a lot of businesses are from the baby boom era and are looking at retiring shortly. They are looking for ways to sell their businesses. The next business retention committee meeting is Tuesday, October 15<sup>th</sup> at 10am and Robertson welcomed the commission to attend this meeting, as these concerns will be discussed.

Robertson referenced a couple of trends that are happening across Indiana. The first trend is that start up of a new business is way down. The reason is the fear factor of starting a new business and the toughness to get financing. The business retention committee decided if new businesses are not forming then they need reach out to the small businesses that we do have and help preserve them. The small family owned business is the heart and soul of most of our small towns. The committee is having a series of small business listening meetings. The first meeting was held in Syracuse and was a great success. Robertson stated they are partnering with the local chamber, the town, the north central small business development center and the Economic Development. One topic of discussion was the issue of housing and that there is no one responsible for the housing development.

Another issue the county is facing is that prospects are down. Robertson stated they are now identifying the age of the building during a site search. The data shows that businesses only want to look at buildings that were built in 2000 or newer. The reasons for the newer buildings are due to new energy efficiency, newer technology and hard wiring. Another issue is businesses are now coming right out and saying they prefer a shell building. One new area of interest is the search for a site with rail availability. The average building site needs to be 50,000 square foot expandable to 100,000 square foot with a ceiling height of at least 24 feet.

Robertson stated they had a great info structure meeting. Robertson stated there are six districts in our transportation region. The districts are St. Joseph, Elkhart, Marshall, Kosciusko, Fulton, Miami and Cass. The meeting was to prioritize the transportation projects for these different districts. The prioritization was to 1) finish the US 31 project 2) make US 30 a limited access to improve transportation speed and have it closer to interstate standards 3) extend CR 17 beyond the south side of Warsaw, Elkhart County would like to see CR 17 connected to US 30 to give them an economic boost and 4) have Interstate 55 connect to Interstate 65. The initiative being a district wide project would hopefully be a favorable in the eyes of those who will be co-investing in these projects. Robertson stated the committee was looking out 10-15 years when prioritizing these projects.

Robertson stated the Info-structure meeting for December will be on Natural Gas, which has become a bigger required info-structure for prospect companies. NIPSCO recently received public service commission approval for a multi-million dollar upgrade of their natural gas pipeline system for northern Indiana. NIPSCO will be adding new services along with updating some outdated pipes. Robertson stated there has been talk of converting natural gas into liquid natural gas to be used in trucks. A topic of discussion at this meeting will be to see if NIPSCO will pursue the conversion of natural gas to liquid natural gas. Robertson stated it would be nice to have the conversion plant placed in the middle of northern Indiana, which would be Kosciusko County.

Robertson and the Commission discussed funding through grants that could be sought after to help with funding the foundation road work for the bypass in Warsaw. Ron Robinson stated that INDOT might look more favorable at the bypass due to safety issues for the school buses. The school transportation department is in complete support of the bypass as the school buses get stopped by the trains that are sitting on the railroad tracks.

Bruce Woodward stated there is talk of building a railway starting at the Chicago O'Hara airport. The route would head towards Ohio using the old Pennsylvania railroad tracks towards Canton Ohio turning south and then heading to Columbus Ohio. The first step of the project is to determine what the economic impact would be along this rail corridor. They have considered a conservative study for the economic impact over the next thirty (30) years and the impact would be to create 26,800 jobs along this corridor with an impact of a billion dollars in joint development opportunities for the corridor community.

**In the Matter of TIF Fiscal Plan:**

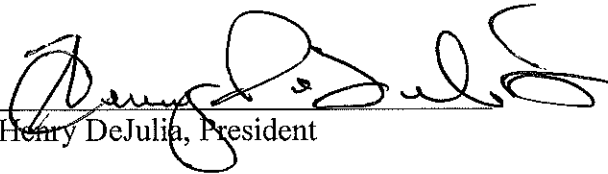
Henry DeJulia, President, stated they did not have an economic development plan in effect for the Maple Leaf Farm TIF. DeJulia put together a general sample for what could possibly be put in place for this TIF. DeJulia asked the Commission to review the sample and provide feedback. DeJulia stated the Commission will eventually have to adopt a plan for the monies that will be available, which in 2016 will be approximately \$186,000. DeJulia stated the monies do not have to be used for that TIF, but need to be used on something that will benefit that TIF. DeJulia will confirm if the monies have to be spent before the TIF expires in 2016 or if they can use the money after it ends.

**In the Matter of Other Business:**

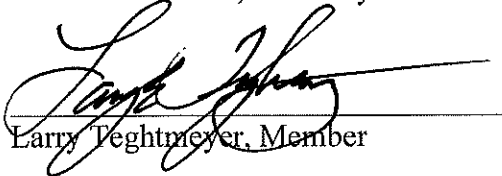
Ron Robinson, County Administrator, stated on November 14, 2013 after the Redevelopment meeting there will be a meeting with Economic Development on the TruPointe bonds. This meeting will be to do the bonds for the county to rebuild CR 100E and do improvement to 1300 N at that intersection.

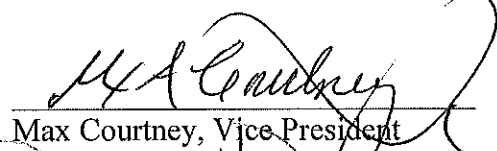
Robinson stated the Round About at Zimmer road has now been corrected and repaired. The costs of the repairs were paid for by the engineers and the construction company.

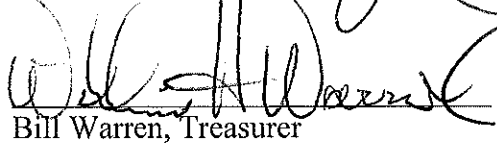
Being no further business, the meeting was adjourned.

  
Henry DeJulia, President

  
Bruce Woodward, Secretary

  
Larry Teghtmeyer, Member

  
Max Courtney, Vice President

  
Bill Warren, Treasurer

Attest:

Absent  
Marsha McSherry,  
Kosciusko County Auditor

**KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION**  
**Courthouse, Old Courtroom**  
**Thursday, November 14, 2013**

The Kosciusko County Redevelopment Commission met at 1:00 PM on Thursday, November 14, 2013, in the Old Courtroom, Kosciusko County Courthouse. Members present included: Henry DeJulia, Bruce Woodward, Bill Warren, Max Courtney and Larry Teghtmeyer. Also present for the meeting was County Auditor, Marsha McSherry, County Administrator, Ron Robinson and County Attorney, Mike Miner.

Henry DeJulia called the meeting to order and the April 11, 2013 minutes were approved as presented.

**In the Matter of Trupointe Resolution:**

Mike Miner, County Attorney, stated the Trupointe project consisted of them putting in a new receiving facility for receiving grain and a fertilizer operation. The area was designated a TIF area due to the widening of the road and other improvements that needed to take place. The Resolution being presented today is to finish up the bond requirements for this TIF. The Redevelopment Commission will approve the Resolution today and the Ordinance will be presented to the Council at their next meeting. Miner added the Resolution essentially states that Trupointe will buy the bonds. They will rely on the increased taxes created by the improvements to refund their money being used on the road improvements in that area. The improvements are needed for the grain trucks and semi tractor trailers that will make deliveries to the Trupointe facility. Miner assured the Commission that the county is at no risk as Trupointe is funding all the money for the bonds. Max Courtney questioned Miner if there would be additional areas added to this TIF at a later date. Miner stated the intention is to do another TIF east of this area to Syracuse. The current Trupointe TIF is expected to be paid off in 10 years or less. Ron Robinson stated the current TIF district is 1300 N to CR 60 W, which is just west of the Purina facility.

Motion: Larry Teghtmeyer

To: Approve the Trupointe Resolution of  
the Kosciusko County Redevelopment  
Commission Pledging Tax Increment

Second: Max Courtney

Ayes: 5                      Nays: 0

Motion Carried

**RESOLUTION NO. 13-11-14-004 Trupointe (2013110674)**

As recorded in the office of the Kosciusko County Recorder

Marsha McSherry stated the County Economic Development Commission, Tom Allen, Wes Stouder and Jon Garber, will now meet with Mike Miner to approve the Resolution for Trupointe.

**RESOLUTION NO. 13-11-14-003 Trupointe (2013110673)**

As recorded in the office of the Kosciusko County Recorder



**In the Matter of KEDCo:**

George Robertson, KEDCo Director, stated there will be two big announcements within the next two weeks. Robertson cannot reveal the name of the companies, but he did say the announcements will result in approximately 110 new jobs over the next couple years, 3.5 million of real estate improvements and 5.5 million of new manufacturing equipment. Robertson also stated they are working on a few other expansions and possibly another expansion to announce by the end of the year. According to Robertson it is good to see the expansions due to prospects are down, but this is not all bad since the county does not have buildings available for new prospects. Robertson did state they are continuing to work on finding shell developers for new buildings. Robertson stated that the third building for the Winona PVD is going up Friday November 15, 2013, which will be their second expansion. Robertson shared with the Commissioners the economy is holding and he feels it will remain stable throughout the remainder of 2013.

Robertson touched base on the mergers and acquisitions that are taking place throughout the county. Patrick Industry out of Syracuse has added employees and acquired two companies in Kosciusko County, which are Front Line Manufacturing and Premier Concept from Leesburg. Robertson also shared they are planning on expanding over the next few years.

Robertson spoke to Spartec and confirmed they will begin layoffs at the beginning of January 2014. They also confirmed the earliest they will shut down is July 2014 and at that time the building will become available. Robertson stated they cannot market the building until an exact date is confirmed with Spartec on their closure and a price for the building has not been communicated.

Robertson discussed how critical the workforce issue is and continues to be. Robertson shared the main issue is how well the individuals are trained. They have been working on training for two years and are at the point where things are starting to all come together. The first point Robertson mentioned was a State Cell Grant, which there are only nine in the State of Indiana. The grant was to help make the transition from Career Center to a community college seamless. Our county was chose due to our strong Career Center that serves several school districts and the Advanced Manufacturing Center at Ivy Tech. Robertson stated there have been multiple meetings with a group composed of Orthoworx, KEDCo, Ivy Tech, WorkOne and the school district. The group is looking at how they can get the Career Center used more by the high school students and then transition them to Ivy Tech. The process has been complicated due to the rules and regulations everyone has to comply with. The program would be to implement a program where the last semester of the Career Center could happen at the Advanced Manufacturing Center, which means simultaneously they do their last year of high school and their first semester of college. The program will allow them into the two (2) year Advanced Manufacturing degree program. An individual that goes through the program will come out of it with a great deal of job opportunities with multiple skills. Robertson went onto talk about another WorkForce project and a meeting will be held Friday, November 22<sup>nd</sup>. The project is called a career boot camp and addresses a different group of individuals. The boot camp addresses young individuals who did not attend the Career Center or left school early. Employers have stressed the need for entry level employees that they can train, but need to have the basic

skills in order to be trainable. The basic skills include things such as: measurement, language of manufacturing, how to work in teams, and how to read a safety data sheet. Lafayette has put together a very successful eight (8) week boot camp. Robertson stated the meeting on the 22<sup>nd</sup> is to bring employers together and get their input and involvement on the program. The program in Lafayette currently has a job fair after the eight (8) weeks and 99% of the students are leaving with job offers.

Henry DeJulia had questions in reference to the Metrics for job creations that Robertson had spoke to at the last meeting. Robertson stated they had to decide where they needed to place their focus. They determined if they can work with a company that was willing to grow and expand and offer good paying jobs then that is where their focus needed to be. Robertson stated the first metric measure for the county would be to create good paying jobs so individuals can afford to buy a home and stay in this area. The second tier of the metric measure is to have a community that can keep people and focuses on education. Robertson stated that Warsaw is a big enough Town to support itself, but the smaller towns do not have the resources and will need help. The goal is to make sure the entire county is healthy.

Robertson stated they have held three (3) meetings for the small towns so far. The meetings have been successful and the communities have responded very well and given helpful feedback and comments. They have held meetings in Syracuse, Silver Lake and Mentone and are scheduled to meet with Pierceton, Etna Green, Leesburg and North Webster after the Holidays. Robertson stated the impact of elected officials sitting down with business people has had a huge impact and positive effect on the entire meeting. The meetings have been well perceived and the towns would like to see these meetings continue. Robertson stated there have been no negative comments about the county government in any of the meetings. The entire purpose of these town meetings is to listen to what their issues are and see how they can help them solve these issues.

Max Courtney questioned Robertson on how the Regional Vendor Inventory program is coming along. Robertson stated they are still working on the program along with several regional efforts in regards to this program. Robertson continued by stating the program has taken on some new direction. Robertson stated they are working on creating a pipeline for new workers and machinist. Businesses do not want to come to a community where there is no pipeline available to provide the type of skilled workers they are looking for.

DeJulia asked Robertson if KEDCo has the tools to be competitive. Robertson stated the money is one tool that is needed to be competitive and they do tax abatements like all the other counties. Robertson also stated that Kosciusko County is one of least bureaucratic counties in the state and that is an asset that makes them very competitive. Robertson stated the county has not lost an expansion project yet, which says the businesses are happy with our work force and work ethics.

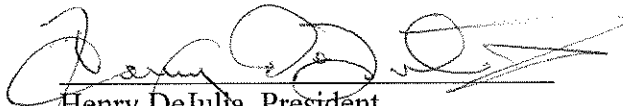
Robertson touched on the Info Structure committee meeting and said it was a great meeting with a lot of great ideas. One discussion point was they did not want the bypass or road coming from Elkhart to 30 to stop there. They feel the road needs to continue to go south

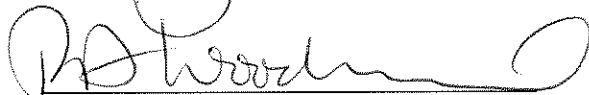
past 30. Robertson also stated that MACOG's regional transportation plan is coming up and the talks have already started. The next Info Structure meeting is December 11, 2013 at 1:00pm. At the meeting there will be a presentation on the new natural gas plan that was approved by the Public Service Commission to do almost \$800,000,000.00 of improvements on the natural gas site. Robertson shared that with the increase in gas prices the increase for natural gas is becoming a bigger demand.

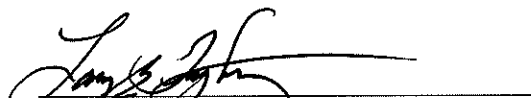
**In the Matter of TIF Fiscal Plan:**


Henry DeJulia presented the TIF Fiscal Plan to the Commission and asked for comments. The plan is generic and allows projects to be addressed in an easy manner. DeJulia stated the plan is required and the monies will be available in 2016. The Commission discussed the different things the monies could be used for. Max Courtney suggested the Commission go out and visit the TIF Districts to get a better understanding of where all the TIF Districts are and what they look like. Bill Warren suggested the Commission meet with Maple Leaf and get their input on what would enhance the area for them. Courtney requested Marsha McSherry to provide a list of what the money could be used for.


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