

KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION
Courthouse, Old Courtroom
Thursday, January 2, 2020

The Kosciusko County Redevelopment Commission met at 10:00 a.m. on Thursday, January 2, 2020, for the mandatory January meeting, in the Old Courtroom, Kosciusko County Courthouse. Members present included: Jan Orban, Joni Truex, and Doug Hanes. Bruce Woodward arrived shortly after the meeting started.

Also present for the meeting was County Auditor, Michelle Puckett.

Jan Orban called the January 2, 2020 meeting to order.

In the Matter of Swearing in of the Commission:

County Auditor, Michelle Puckett, swore in the following members of the Redevelopment Commission for 2020: Jan Orban, Joni Truex, Doug Hanes and Bruce Woodward.

In the Matter of Election of Commission Officers for 2020:

Jan Orban opened the floor for nomination of officers for 2020. Jan Orban was asked to continue as President and she accepted. Joni Truex agreed to continue as Vice-President and in his absence, there was a brief discussion regarding Bruce Woodward continuing to serve as Secretary. The County Auditor, Michelle Puckett, will be the Treasurer.

Motion: Joni Truex

Second: Doug Hanes

Ayes: 3 Nays: 0

Motion Carried

To: Elect the following officers:

Jan Orban, President

Joni Truex, Vice-President

Bruce Woodward, Secretary (Held for further discussion)

In the Matter of Claypool TIF:

Mike Kissinger, County Surveyor, presented a request for TIF dollars in the amount of \$37,123 to support phase 2 of the drainage project at Louis Dryfus, stating the following:

- Due to the land use change at Louis Dryfus, the county ditch could not support the capacity of drainage
- TIF dollars have been used for the financing of tile upgrade for phases 1 & 2
- The cost of phase 1, which is now complete, exceeded the funding appropriated for phase 2 due to some unforeseen issues, even with the engineers estimate
- Phase 2, as estimated by the surveyor's office, with adjustments made based on the unexpected issues discovered during phase 1, is expected to cost \$37,123
- Phase 3 will be paid for by land owners that drain into that portion of the tile. Since Louis Dreyfus does not, TIF dollars will not be requested for that part of the project

There was a brief discussion regarding alternate options of funding phase 2 as well as the projected benefits for the community once the project is complete.

Bruce Woodward arrived at the meeting.
Further discussion was held to bring Woodward up to speed in the matter.

Motion: Joni Truex	To: Approve Claypool TIF dollars in
Second: Bruce Woodward	amount of \$37,123 for phase 2 of the
Ayes: 4	Nays: 0
Motion Carried	drainage project as presented.

Michelle Puckett, County Auditor, confirmed since the TIF dollars were not budgeted in 2020, an additional appropriation request will need to be presented for Council's approval. Joni Truex agreed to present it at the February meeting.

In the Matter of Election of Commission Officers for 2020 (Continued):

Bruce Woodward was asked to continue as Secretary and he agreed.

Motion: Joni Truex	To: Elect the following officer:
Second: Doug Hanes	Bruce Woodward, Secretary
Ayes: 4	Nays: 0
Motion Carried	

In the Matter of Approving the minutes from the December 12, 2019 Meeting:

President, Jan Orban, presented a request for approval of the December 12, 2019 meeting minutes from the members that were present.

Motion: Joni Truex	To: Approve the December 12, 2019
Second: Bruce Woodward	meeting minutes as presented.
Ayes: 3	Nays: 0
Motion Carried	

In the Matter of Further Business:

Michelle Puckett, Treasurer, requested approval to request an advance on tax dollars, paid by Louis Dreyfus, in order to make a partial bond payment on the Louis Dreyfus TIF, which is due in February.

Motion: Joni Truex	To: Approve a tax advance to make a
Second: Bruce Woodward	partial bond payment in February.
Ayes: 4	Nays: 0
Motion Carried	

In the Matter of US 30:

Based upon the Commissioners' suggestion, Woodward proposed meeting with another board member as a 2-person committee to work on creating a list of pro's and con's for each of the 3 proposed routes of the US 30 project. Woodward asked Hanes to partner with him to create the list and Hanes agreed.

Woodward clarified the list would be used in correlation with other data being collected on behalf of the US 30 Coalition to represent the county's best interests.

Being no further business, the meeting was adjourned.

**KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION
Courthouse, Old Courtroom
Thursday, April 9, 2020**

The Kosciusko County Redevelopment Commission Meeting was cancelled.

**KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION
Courthouse, Old Courtroom
Thursday, July 9, 2020**

The Kosciusko County Redevelopment Commission met at 10:00 a.m. on Thursday, July 9, 2020, for their quarterly July meeting, in the Old Courtroom, Kosciusko County Courthouse. Members present included: Jan Orban, Joni Truex, Mike Metzger and Bruce Woodward.

Also present for the meeting was County Auditor, Michelle Puckett.

County Auditor, Michelle Puckett, swore in Redevelopment Commission 2020 Board Member, Mike Metzger.

Jan Orban called the July 9, 2020 meeting to order.

In the Matter of Approving the minutes from the January 2, 2020 Meeting:

President, Jan Orban, presented a request for approval of the January 2, 2020 meeting minutes.

Motion: Bruce Woodward

To: Approve the January 2, 2020 meeting minutes as presented.

Second: Joni Truex

Ayes: 4 Nays: 0

Motion Carried

In the Matter of Louis Dreyfus Tax Abatement Resolution:

Steve Snyder, Attorney for Louis Dreyfus, presented a Resolution stating Louis Dreyfus obtained a TIF approval in 2006 as well as several tax abatements for additional improvements since then. Since it is unclear by public record if the approved additional tax abatement applications in 2006, 2013, 2017 and 2019 were signed by the Redevelopment Commission as required by statute, Snyder concluded, the Resolution is submitted for clarification.

There was a brief discussion regarding taxes and bond payments. Steve Snyder noted the following information:

- Total TIF bonds were issued in 2006 in the amount of \$5,975,000 for infrastructure improvements

- All bonds were 0% interest and were purchased by Louis Dreyfus
- Bond payments, which were \$45,000 in 2006 and are \$475,000 in 2020, are current and enough taxes are being generated to support the TIF

Motion: Joni Truex

To: Approve the Louis Dreyfus Tax
Abatement Resolution as presented.

Second: Bruce Woodward

Ayes: 4 Nays: 0

Motion Carried

RESOLUTION NO. 20-07-09-001 (2020070641)

As recorded in the office of the Kosciusko County Recorder.

In the Matter of Claypool TIF:

Mike Kissinger, County Surveyor, presented an update regarding the Louis Dreyfus reconstruction of the Cauffman Drain project, stating the following:

- Phase I is complete
- Phase II is underway, using TIF dollars in the amount of \$37,123 as previously approved
- 2 Bids have been received in amounts less than the Surveyor's estimated cost of \$32,453
- Ingram Excavating submitted the lowest bid and has set a finishing date of October 1

In the Matter of TIF Reviews:

- Truepoint has cash balance and is repaying the bond timely
- VanBuren has no debt, TIF dollars were requested for use on the 1300N project but no determination was made without knowing the timeframe of the project
- Leesburg is paying back the EDIT
- US 30 has a cash balance and is continuing to collect

In the Matter of TIF Excess AV Certification to Auditor:

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

Motion: Joni Truex

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

Second: Bruce Woodward

Ayes: 4 Nays: 0

Motion Carried

IN THE MATTER OF KEDCO QUARTERLY UPDATE:

Alan Tio, KEDCo CEO, presented the quarterly update stating three main areas that will be focused on over the summer are the Entrepreneurship Initiative, which will use small business relief funds to support businesses recovering from the pandemic. In addition, five 1-hour online sessions are being made available to support small business owners and community leaders in developing problem-solving skills as part of the recovery.

The Housing Initiative, Tio continued, is working with countywide partners to support the development of workforce housing within the vicinity of anchor employers and the Talent Initiative is a partnership focused on talent recruitment and relocation of people from outside the area, bringing them into the community by connecting them with jobs and housing.

Along with the Talent Initiative, a Dual Career Initiative is also in the works to support partner/spouses of those recruited to the area, in efforts to meet the career goals of them as well.

In conclusion, Tio presented the following topics and requested the Commission's consideration:

- Future industrial development sites throughout the county determined by a committee and/or study to identify areas of interest
- Employee training agreements for incumbent employers through the use of TIF dollars as allowed by statute
- Incentive policies of various programs outlined to be able to provide the most clear guidance to potential participants

Being no further business, the meeting was adjourned.

KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION
Courthouse, Old Courtroom
Thursday, October 8, 2020

The Kosciusko County Redevelopment Commission met at 10:00 a.m. on Thursday, October 8, 2020, for their quarterly meeting, in the Old Courtroom, Kosciusko County Courthouse. Members present included: Jan Orban, Joni Truex, Mike Metzger, Bruce Woodward and Doug Hanes.

Also present for the meeting was County Auditor, Michelle Puckett.

Jan Orban called the October 8, 2020 meeting to order.

In the Matter of Approving the minutes from the July 9, 2020 Meeting:

President, Jan Orban, presented a request for approval of the July 9, 2020 meeting minutes.

Motion: Joni Truex

To: Approve the July 9, 2020 meeting minutes as presented.

Second: Bruce Woodward

Ayes: 4 Nays: 0

Motion Carried

In the Matter of New Louis Dreyfus Abatement Resolution:

Steve Snyder, Attorney, presented a Resolution for Approval of Applications for Property Tax Deductions on behalf of Louis Dreyfus, stating under Indiana Code approval is required in order to move forward with the request to add additional tax deductions to real estate that is part of an economic revitalization area (ERA). Snyder stated project costs are estimated at \$16 Million.

Motion: Joni Truex
Second: Bruce Woodward
Ayes: 5 Nays: 0
Motion Carried

TO: Approve the Louis Dreyfus Approval of
Applications for Property Tax Deductions
Resolution as presented.

RESOLUTION NO. 20-10-08-001 (2020100540)

As recorded in the office of the Kosciusko County Recorder

In the Matter of TIF Review for Co-op:

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

1. The Commission's budget for tax increment revenues collected within the allocation area is:
 - There is no budget for the annual collection of \$150,000. Co-op has successfully repaid the bond and is now beginning to build a cash reserve.
2. The long-term plan for this allocation area is:
 - Under consideration, no specific plan has been established at this time.
3. The impact of this allocation area on the overlapping taxing units is:
 - Unclear at this time

Units include **County, Solid Waste District, Franklin Twp, Seward Twp, Tippecanoe Valley Schools**

In the Matter of TIF Review for Leesburg:

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

1. The Commission's budget for tax increment revenues collected within the allocation area is:
 - There is no budget, as Leesburg is still repaying their loan through the EDIT fund but is anticipated to be repaid in 2021
2. The long-term plan for this allocation area is:
 - Under consideration, no specific plan has been established at this time.
3. The impact of this allocation area on the overlapping taxing units is:
 - Unclear at this time but anticipating the ability to utilize the \$40-\$50,000 annually

Units include **County, Solid Waste District, Franklin Twp, Seward Twp, Tippecanoe Valley Schools**

IN THE MATTER OF KEDCO QUARTERLY UPDATE:

Alan Tio, KEDCo CEO, presented a quarterly update stating one of the incentives policies being introduced is intended to stimulate growth by developing a standard policy, partnering towns and cities so that companies could utilize the same set of assistance and/or guidelines across the county, to meet their individual needs.

A draft of such a policy is underway and is anticipated to be available for review by Council and Commissioners within the next few weeks and then could be presented for approval at a special meeting of the Redevelopment Commission.

In the Matter of 2021 Meeting Dates:

2021 Meeting dates were reviewed for approval along with the time of the mandatory first meeting of the year.

Motion: Bruce Woodward

Second: Joni Truex

Ayes: Nays: 0

Motion Carried

To: Approve the 2021 meeting dates as presented, changing the time of the mandatory January meetings from 10 am to 1:30 pm, consistent with the rest of the meetings.

In the Matter of Further Business:

County Administrator, Marsha McSherry, gave an update, stating a lot of behind the scenes work is going on and construction is still a ways out yet on the 1300 North Project, which will go over the railroad and extend to State Road 15.

Being no further business, the meeting was adjourned.