

**KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION**  
**Courthouse, Old Courtroom**  
**Thursday, January 8, 2015**

The Kosciusko County Redevelopment Commission met at 1:00 PM on Thursday, January 8, 2015, in the Video Conference Room, Kosciusko County Justice Building. Members present included: Max Courtney, Henry DeJulia, Bill Warren, and Bruce Woodward. Also present for the meeting were County Auditor, Michelle Puckett, County Administrator, Ron Robinson and County Assistant Administrator, Marsha McSherry.

Henry DeJulia called the January 8, 2015 meeting to order and asked for nominations for the 2015 Officers.

**In the Matter of Election of Officers for 2015:**

President Henry DeJulia opened the floor for nomination of officers. Bruce Woodward made a motion to elect Max Courtney as President, Henry DeJulia as Vice-President, Bill Warren as Secretary and Bruce Woodward as Treasurer.

Motion:	Bruce Woodward	To: Elect the following for the 2015
Second:	Bill Warren	office:
Ayes:	4	Max Courtney - President
Nayes:	0	Henry DeJulia – Vice President
Motion Carried		Bill Warren – Secretary
		Bruce Woodward - Treasurer

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

County Auditor, Michelle Puckett, swore in the following members of the Redevelopment Commission for 2015: Max Courtney, Henry DeJulia, Bill Warren and Bruce Woodward.

**In the Matter of Approving the minutes from the November 13, 2014 Meeting:**

Motion:	Bill Warren	To: Approve the November 13, 2014
Second:	Henry DeJulia	Meeting Minutes.
Ayes:	4	
Nayes:	0	
Motion Carried		

Henry DeJulia handed the meeting over to the new President, Max Courtney.

**In the Matter of Public Hearing and Adoption of Confirmatory Resolution for North Central Co-Op TIF:**

Chad Miner, County Attorney, stated the Confirmatory Resolution needs to be presented to the public to hear any comments either for or against the establishment of the Co-Op TIF District area.

Rob Young, Senior Director of Business Development for the Hagerman Group, stated it has been a pleasure working with Robertson and the other County employees on this project and is looking forward to continuing the relationship. Young stated he was attending to represent Rob Zeldenrust, North Central Co-Op Senior Agronomy Manager.

Young stated they are in favor of the creation of the Co-Op TIF district as it brings great value to Kosciusko County. Young stated that Zeldenrust commented at the November meeting that they would be testing equipment by this point and Young is pleased to announce that North Central is keeping in step with their promises to the county and the project. Young concluded by stating this is a win for all parties involved.

Courtney asked for comments from any one in opposition of the creation of the Co-Op TIF district and no one came forward.

Motion:	Bruce Woodward	To: Approve the Confirmatory Resolution
Second:	Bill Warren	15-01-08-001 to establish the Co-Op TIF
Ayes:	3	Nays: 0
District area.		
Motion Carried		

#### **RESOLUTION NO. 15-01-08-001 (2015010178)**

As recorded in the office of the Kosciusko County Recorder

#### **In the Matter of KEDCo update:**

George Robertson, President of KEDCo, came before the Commission to give an update on the Economic Development. Robertson stated 2014 ended on a great note and 2015 looks very favorable. Robertson stated in 2014 there were over 600 new manufacturing jobs and employment is higher now by approximately 2,000 jobs across the county.

Robertson continued by stating the top priority for KEDCo in 2015 will be workforce development and workforce recruitment. In order to keep our employers happy we must develop the workforce we currently have and recruit additional employees to increase our work bank of skilled workers. Robertson stated they are still working on a new program called "Come back Kosciusko" and is hopeful to kick it off in the next month or two. Robertson stated they are currently working with the employers to gather all the critical information on what jobs are available in Kosciusko County. Robertson stated they will also focus their efforts on the shortage of health care technicians and work with Ivy Tech on a career path program.

Robertson stated there has been one piece of TIF Legislation introduced already for 2015. Robertson stated the new Legislation reads that if you renew, expand or create a new TIF district you can only receive fifty percent (50%) of the taxes. Robertson stated this will be problematic as the current TIF districts are made possible due to the availability to use one hundred percent (100%) of the TIF funds. Robertson continued by saying with this new piece of legislation it will make TIF very ineffective. Robertson suspects this piece of legislation will be opposed, but at this early stage in the process it is too early to determine the outcome.

Courtney asked Robertson what the Redevelopment Commission could do to help with the employment issues and creating jobs for our county. Robertson stated the best way to help promote and grow employment is to market Kosciusko County locally to family and friends. The hope would be for the individuals that live in the county to spread the word to family and friends that live or work outside Kosciusko County and express to them how great of a community we have here. Robertson stated the "Come Home Kosciusko" program will do just that.

Being no further business, the meeting was adjourned

**KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION**  
**Courthouse, Old Courtroom**  
**Thursday, February 12, 2015**

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

**KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION**  
**Courthouse, Old Courtroom**  
**Thursday, March 12, 2015**

The Kosciusko County Redevelopment Commission met at 1:00 PM on Thursday, March 12, 2015, in the Old Courtroom, Kosciusko County Courthouse. Members present included: Henry DeJulia, Larry Teghtmeyer, Bruce Woodward and Curt Hermann. Also present for the meeting were County Auditor, Michelle Puckett and County Administrator, Ron Robinson.

Henry DeJulia called the March 12, 2015 meeting to order.

**In the Matter of Approving the minutes from the January 8, 2015 Meeting:**

Motion:	Bruce Woodward	To: Approve the January 8, 2015 Meeting
Second:	Larry Teghtmeyer	Minutes.
Ayes:	3	Nayes: 0
Motion Carried		

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

County Auditor, Michelle Puckett, swore in the following members of the Redevelopment Commission for 2015: Larry Teghtmeyer and Curt Hermann.

**In the Matter of the Approval of TIF Reports:**

Michelle Puckett, County Auditor, stated that on a yearly basis the Department of Local Government Finance (DLGF) requires information be reported on TIF funds. The DLGF needs to know how much TIF funds have been spent and for what purpose. Puckett reported that \$132,591.83 was spent on the paving of 700 South which was paid for out of the Dreyfus TIF Fund 4400. Puckett also stated there are two TIFs that had cash balances at the end of 2014. The Van Buren TIF Fund 4450 has \$83,184.69 and the Dreyfus TIF Fund 4400 has \$47,533.76.

Motion: Bruce Woodward

Second: Larry Teghtmeyer

Ayes: 3            Nays: 0

Motion Carried

To: Approve TIF reports for the  
Department of Local Government Finance  
(DLGF) as presented.

**In the Matter of KEDCo:**

George Robertson, President of KEDCo, came before the Commission to give an update on the Economic Development. Robertson addressed a Bill that passed the Senate. Bill 478 allows TIFs to contribute money on a voluntary basis to school districts for transportation. Currently under the workforce provision of the TIF law, a bus can take students between a high school and career center, but Bill 478 allows TIF funds to be used for transportation issues by resolution or motion to help schools out. School transportation funds seem to run out the quickest. Robertson believes this bill will probably go through the House. Robertson also addressed House Bill 1485 which is now in the Senate. This bill will eliminate Edit and Coedit funds in 2017 and create one Local Option Income Tax (LOIT). The primary reason is to make bookkeeping efforts easier. Robertson stated the negative thing about this bill is that some towns and counties believe Edit funds should be used for economic development.

Robertson stated the Regional Cities Law provides \$20 million to two cities for transforming projects. Under the Regional Cities Law, a regional city needs to identify the transforming project that will make the city a better place to live and improve the quality of life. Some want Kosciusko County to join the North Central Regional Cities of South Bend or Fort Wayne, but until the two cities tell us what the transforming project is, we don't know if it will benefit us. Regional Cities requires the formation of a Regional Development Authority with the ability to tax. It doesn't take away the powers of the Redevelopment Commission but it adds a Regional Development Authority. Robertson believes that most people in Kosciusko County want to wait and see if it's a good move because it will cost in the long run. Robertson stated you shouldn't enter into an agreement without knowing what you will get out of it.

Robertson reported that the last Infrastructure Committee meeting focused on water. There was an article called Blue Economic Development which stated that after the drought out west, site selectors, corporate real estate people, and CEOs moved water resources significantly up the list of what is critical in their decision making. Robertson stated Michigan was the first state to look at those results and adopt a Blue Strategy. Indiana is now tracking it and talking more about our water resources and what our towns and cities are doing in order for us to keep up with the growth.

Robertson talked about the current status of Kosciusko County. Currently there are two good projects: one expansion project and the other is a new company moving into the County. Robertson stated there are two potential expansions of local companies and another company that is negotiating on a building which will create 50-60 more jobs when completed.

Robertson stated that employment growth in Kosciusko County has increased by 2,000 workers from December 2013 to December 2014. This year, the number of people employed in the County was the highest it has ever been, exceeding 2007 which was the pre-recession high of the total number of people working in the County. As of December 2014, there are 40,280 people employed in Kosciusko County. The unemployment rate for Kosciusko County is 4.7% which is not quite as low as the pre-recession rate of 4.4%. Kosciusko County's unemployment rate is consistently one of the lowest in Indiana. The County has had around 40,000 people in the workforce, but as of December 2014, the number of people in the workforce increased to 42,255. Workforce data is based on how many workers live in the County, not where they work. Robertson was surprised by the significant increase in the workforce data. Robertson stated, according to the Census Bureau, the city of Warsaw has grown by 3.5% between 2000 and 2013. The only city in Indiana that grew at a greater percent is Anderson at 3.7%. Robertson believes this shows people are moving into Kosciusko County. According to some realtors, it is hard to find an apartment in Warsaw because when one becomes empty, it may be filled within an hour and some apartment complexes have a 3 month waiting list. This has also been seen with single family homes. The market in the County is now 30 days for a \$175,000 - \$275,000 home. When more jobs are created, more people will come. Robertson stated this presents a new challenge because if more people continue to come to our County for jobs, they will need a place to live. Housing will become a critical issue. Robertson talked about the importance of working with the city of Warsaw as well as the other towns to increase areas for development and residency.

Robertson stated we have been inching back in manufacturing. In 2007, 50% of employment in Kosciusko County was manufacturing. At the height of the recession, it dropped to 40%. It's now back up to about 42%. The other area that has grown in the last several years quite significantly is healthcare workers. Robertson said we are a net importer of every county around us except Elkhart County. There are around 180 people that drive from Miami County to Kosciusko County for work. Robertson also said that because of the RV industry, we are a net exporter of people particularly in the Northern half of the County.

Bruce Woodward asked if independent contractors who come to work in Kosciusko County but live somewhere else were counted in the workforce data. Robertson said they wouldn't be counted if they reside somewhere else. Woodward stated he heard that somewhere around 1200-1500 workers in the biomedical industry are contract workers in our County who don't actually live here. Woodward wanted to know if that factored into the data anywhere. Robertson explained that if the contract is through an employment agency in Kosciusko County, it will show up in the data. Michelle Puckett, County Auditor, stated there has been an increase in the Cedit and Edit funds from last year. The County was on a

freeze for several years because of an overpayment, but that entire deficit has been paid off and there was increase this year. Robertson stated that property tax revenues should start to increase due to the number of people buying and building houses.

Robertson stated that the Welcome Back Kosciusko Campaign has been delayed. He met with a number of Human Resource directors who recommended the campaign not be launched in the middle of winter. They suggested April through June is the right time to launch the campaign. Robertson said they understand that the increase in workforce will really put a push on housing but they have no choice. Many companies are seeking employees because they are still growing. The towns and cities will have to react to that issue. Woodward stated that some people may have to look in Elkhart or Fort Wayne for housing and commute to Kosciusko County for work. More and more businesses are hiring people on contracts rather than permanently. Therefore, apartment complexes and rental properties will probably become even more popular and harder to find.

**In the Matter of the Syracuse Town Sewer System Rehab Project:**

Henry DeJulia wanted to inform the Redevelopment Commission that the town of Syracuse's sewer system is about 29 years old and a decision was made to rehab the system. It will cost 3 million dollars for the rehab project, but due to the metal fatigue the project is a must.

**In the Matter of School Transportation and TIF Funds:**

Curt Hermann stated that the school system is struggling with the transportation budget being cut. He wasn't aware of the possibility of using TIF funds for transportation. DeJulia stated that it can only be used in the district that the TIF area is in. Some buses cross TIF districts on their routes. The Van Buren TIF doesn't cover Warsaw, but the Dreyfus TIF does. Larry Teghtmeyer stated that the trucks have had such an impact on the roads in the Dreyfus area, and the money has been designated for that purpose.

Being no further business, the meeting was adjourned

**KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION  
Courthouse, Old Courtroom  
Thursday, April 9, 2015**

There are no meeting minutes due to the meeting being canceled per President Max Courtney.

**KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION**  
**Courthouse, Old Courtroom**  
**Thursday, May 14, 2015**

The Kosciusko County Redevelopment Commission met at 1:00 PM on Thursday, May 14, 2015, in the Old Courtroom, Kosciusko County Courthouse. Members present included: Max Courtney, Bill Warren, Larry Teghtmeyer, and Bruce Woodward. Also present for the meeting were County Auditor, Michelle Puckett, County Administrator, Ron Robinson and Assistant County Administrator, Marsha McSherry.

Max Courtney called the May 14, 2015 meeting to order.

**In the Matter of KEDCo:**

George Robertson, President of KEDCo, came before the Commission to give an update on the Economic Development. Robertson informed the Commission there has been no significant TIF legislation passed in the Legislative Session, but they did pass a resolution for a summer commission. Robertson stated an Annexation Bill was passed that makes it tough to annex land. This is bad for our County because of the housing shortage. Housing developments need water and sewer as well as land annexed for industrial parks. The Annexation Bill makes it harder to establish these. Robertson stated the bad condition of state roads and bridges affect economic development, and there is less money to fix state roads this year.

Robertson stated Elkhart County was among one of the top ten cities of its size in America for economic development projects. Warsaw made the top 20 out of 358 micropolitan areas in the country. Robertson feels this is a strong statement about the growth and progress of North Central Indiana. This is also helpful in recruiting people to the area because of the strong economy and increasing number of jobs.

Robertson believes 2015 is going to be a good year for economic development. It was announced that Chester is a great new company moving into the area. Chester is locating in the industrial park in Pierceton. Robertson stated this company was founded by Orville Redenbacher. Chester has a contract with Nipsco to put together and install poles to increase the redundancy in high power lines as well as move significant natural gas pipelines into Northern Indiana. They also have a contract to put together all of the pumps that go along the natural gas pipelines to keep the pressure off. Robertson said Chester is building a 20,000 sq. ft. building and will be hiring 25 people by this fall. The average wage will be \$30 / hour. The positions require people with skill in the utility industry.

Robertson stated there will be another announcement about a significant local expansion of Polywood on Tuesday, May 19<sup>th</sup> in Syracuse. This expansion will provide 250 new jobs to the County. Another announcement will also be made in the future with another 200 jobs to the County. Robertson said they are waiting for the final decision from corporate. Once both of these announcements are finally made, there will be around 500 new jobs in the County by June and over \$30 million in new investments already this year.

Robertson stated Chester will recruit employees nationally, and Polywood will be hiring locally. The other pending announcement will bring a lot of people in nationally.

**In the Matter of Approving the minutes from the March 12, 2015 Meeting:**

Motion:	Larry Teghtmeyer	To: Approve the March 12, 2015 Meeting
Second:	Bruce Woodward	Minutes.
Ayes:	4	Nays: 0
Motion Carried		

**In the Matter of River District Designation:**

Dan Richard, Area Plan, and Jeremy Skinner, came before the Commission to provide information about the Riverfront Development Project. Richard stated it seems that the aim of getting a riverfront district established is under the alcoholic provisions of the Indiana Code. The establishment of this type of district opens doors for certain types of development. Skinner stated the Riverfront Development Project was created as an economic development tool to give downtowns the ability to draw in more restaurants for entertainment type activities to further help the growth and redevelopment of downtown. A limited number of alcohol permits may be out of reach for start-up restaurants or entertainment type businesses. Skinner stated a riverfront development district was created by Center Lake that encompasses a portion of downtown. Skinner referenced the Indiana Code which states what criteria must be met to create a riverfront district. Skinner said the resolution should be approved by the County Commissioners and County Council. It's up to the people applying for the alcohol permit to get the information provided about being associated with a riverfront district. Richard pointed out the word "municipal" is stated in front of Riverfront Development Project in the Indiana Code. Richard believes special legislation may be required to establish a riverfront district for the whole County. Bruce Woodward asked how the state defines the word "municipal." Richard stated it is defined by a town board or a mayoral board. Max Courtney said he thinks this could help some of the small communities in our County. Courtney informed the Commission that Syracuse already has a riverfront district with one of their restaurants, and it is doing quite well. Courtney believes they can possibly get the wording revised to reflect the whole County. Courtney would like to know how many rivers our County has and where they are located. Richard stated he would get a copy of a waterways map to the Commission to review.

Teghtmeyer asked about creating access along river ways for recreational use. Richard stated there are some already for lake areas, but it seems that some people are eager to get rid of them. Richard believes there is a need for more lake accesses and many people like having them. Richard stated the lakes are what makes us Kosciusko County and makes us unique. Richard said he would welcome working with anyone to open up more opportunities for lake and river accesses. Richard believes the Tippecanoe River is an excellent opportunity for recreation that is not being utilized.

**In the Matter of New Flood Maps:**

Richard stated there are new flood maps coming into effect in our County later on this year. They are in the review stage now. It looks like there are more areas that have left flood zones than there are areas that have been put into flood zones.



**In the Matter of Redevelopment Authority:**

Chad Miner, County Attorney, stated he met with the Mayor to talk about the Redevelopment Authority. Miner said a lease agreement has been put in place between the City Redevelopment Commission and the City Redevelopment Authority. The authority releases property to the Commission for them to do what they want with it. Courtney stated since the County Redevelopment Commission doesn't own any land, they don't really need this. Miner replied by saying he is not aware of any projects that they would need it for, but it's something to be aware of in case something comes up where they could use it. Woodward said the state statute allows for the creation of the Redevelopment Authority because there are financial thresholds and limitations on what the Redevelopment Commission can do. The City of Warsaw created one for more flexibility.

**In the Matter of Trupointe TIF Expansion:**

Chad Miner, County Attorney, stated he has an amended Declaratory Resolution for the Trupointe TIF District expansion. Miner said it is believed this is needed and is a good idea. Bill Warren questioned what would happen if there is a TIF going up to the city limits of Syracuse and the people in Syracuse wanted water and sewer. Warren asked if the town of Syracuse said they wanted to annex some of it to get sewer and water, would some of the revenue be shared on a payback basis. Miner stated the legislation deals with this issue. Miner said if there is a County TIF district and municipal TIF district coming together there would be some issues to work through. Miner was not sure exactly how it all would work, but said he could look into it and let the Commission know. Warren wondered if this issue has ever occurred before. Courtney stated he believes the County would recoup at least their initial expenses in that situation. Warren and Teghtmeyer both agreed that this is an issue that is likely to occur. Courtney asked Miner if he could do some research on this issue. The Commission voted to expand the TIF district.

Motion:	Larry Teghtmeyer	To:	Approve the amended Declaratory
Second:	Bill Warren		Resolution to expand the Trupointe TIF
Ayes:	4	Nays:	0
Motion Carried			

**In the Matter of Further Business:**

Max Courtney proposed the Redevelopment Commission not meeting again until July unless something significant comes up before then. Courtney asked if anyone would be interested in touring a few of the TIF districts in place of the June meeting.

Warren stated small communities are not aware of the Riverfront Development Project. Warren said it stimulated the growth of some very nice restaurants in Lafayette. Warren thinks it is worth looking into expanding the riverfront district to be applicable to our County. The only thing the municipality can do is establish the district. The rest of the process is up to whoever wants to open a restaurant and get a three way license to accommodate the restaurant. Warren stated any restaurant in the district can apply for a three way license to open up a restaurant. The state issues the license. Warren was told that it was \$5,000 for a three way license that stays with the restaurant. It doesn't move around. There are some licenses available in this County, but the people who own them want

\$50,000 for them. Warren stated it's almost impossible for a new restaurant to open up and pay \$50,000 for a three way license. Courtney stated he believes a riverfront district would complement the smaller communities in our County, and Teghtmeyer agreed. Woodward stated the smaller communities provide places to put housing which the County is in desperate need of. Woodward stated as a realtor, he is sending people to Fort Wayne, Elkhart County, and Wabash because there is not enough housing here.

Courtney asked the Commission if they wanted to bring a State Senator or a State Representative to the July meeting to answer questions about the riverfront district and expanding the wording to where our County can do it as well as include the lakes in our County. Teghtmeyer stated that our County is unique in that 2/3 of it is rural and we have a lot of lakes and tourism. Teghtmeyer made a motion to present to the legislators that they expand this law to include the lakes of Kosciusko County and allow the government of Kosciusko County to be included. Miner stated he will work up something to submit to the legislators.

Motion: Larry Teghtmeyer  
Second: Bruce Woodward  
Ayes: 4        Nays: 0  
Motion Carried

To: Approve presenting to State  
Legislators to expand the Riverfront  
District Law to include the lakes of  
Kosciusko County and allow the  
government of Kosciusko County to be  
included.

Being no further business, the meeting was adjourned.

**KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION**  
**Justice Building Video Conference Room**  
**Friday May 22, 2015**

The Kosciusko County Redevelopment Commission met at 12:00 p.m. on Friday, May 22, 2015, in the Justice Building Video Conference Room. Members present included: Max Courtney, Bill Warren, Larry Teghtmeyer, Bruce Woodward, and Curt Hermann. Also present for the meeting were Director of KEDCo - George Robertson, County Attorney - Chad Miner, County Auditor - Michelle Puckett, County Administrator - Ron Robinson, and Assistant County Administrator - Marsha McSherry.

Max Courtney called the May 22, 2015 meeting to order.

**In the Matter of Strategy for a County River District:**

Larry Teghtmeyer began by saying he would like Chad Miner, County Attorney, to write something they can submit to the state legislators about including Kosciusko County and the lakes of Kosciusko County in the River District Law. Miner stated he thinks they should get the Commissioners approval, and then submit a letter to the state legislators proposing the

changes they would like to see added to the law. Bill Warren stated he doesn't think the law is very clear, and believes it can be argued that other lakes should be included instead of just Lake Michigan. Teghtmeyer stated he feels it is part of the Redevelopment Commission's mission to look at the recreational side of our County. Teghtmeyer said there is often a block for entrepreneurs to establish a bar or small family restaurant because of the lack of liquor licenses. Those holding the licenses are selling them for a very high price that prohibits people from the opportunity of purchasing them. George Robertson stated the benefit of the river district is there is not a restricted number of liquor licenses. Robertson noted a riverfront district can be created without a TIF district, but if you want to put in sewer then you must create the TIF district.

Max Courtney believes the purpose of creating a riverfront district is to create a restaurant, not necessarily to sell alcohol, and also to create jobs. This would provide opportunities for people with cooking talents to open up new restaurants. The word "municipality" is stated in the River District Law. Bruce Woodward stated the definition of "municipality" is unincorporated settlements in which towns like Leesburg, Etna Green, and Silver Lake fall under. However, there is so much settlement around the lakes that Woodward questioned how they could get the definition of municipality changed to something different. Courtney asked the Commission if they should focus on the definition of municipality or focus on just including lakes. Teghtmeyer stated he believes they should include it all. Warren stated he would like to see all lakes be included as well as Counties.

Miner stated it would be helpful to get the assistance of the County Association. Miner believes it would also be helpful to have specific areas or specific projects in mind if the law were changed. Miner stated they should target specific areas that have potential for development if the law would allow it. Warren suggested only including Kosciusko County in the recommended changes to the law. Teghtmeyer stated he thinks they would have a better chance by only including Kosciusko County because if it were opened up state-wide, there would be lobbyists from all over the state. Teghtmeyer believes our County has a unique reason for doing this. Robertson questioned where they wanted development to happen that makes it worth trying to change the River District Law. Warren responded by saying he thinks they need to get the ability to do it first, and then whoever wants to use it will have to approach it themselves. Robertson stated he looks at it from a market point-of-view and wonders where there are enough people to support another restaurant or other businesses. Robertson said he is trying to understand the need for doing this. Warren stated the focus is not about alcohol, but if you have a nice restaurant and you can't serve some wine or other beverages, people won't come. Most people who look into starting a restaurant know there aren't any more liquor licenses. You either have to buy an existing license or buy an existing operation. Warren said people who are holding onto liquor licenses want to sell them for \$50,000 to \$100,000. For this reason, people don't even think about opening up a restaurant. Warren used Wawasee Lake as an example of a good location for a restaurant if the possibility was available. Warren stated Tippecanoe Lake used to have more restaurants on it many years ago but they are now gone.

Robertson stated he doesn't see this being a good thing for some of the towns. He used Pierceton as an example which has 3 restaurants that are closing down because the town

can't support them. Woodward made a comment that the restaurants that serve alcohol are the ones that are still open. Warren stated they have discussed the Tippecanoe River being an asset they don't use. Warren gave the example if it were possible to get an area where you could have access on that river and even boat on it, someone could build a restaurant in an area where you could rent canoes, have a meal, and have a drink at the same time.

Courtney stated they are not interested in economic development. Their focus is on revitalization and opportunities for a community to become more. Warren stated the riverfront district was created for development and restaurants that can serve alcohol, but the liquor is not the key to it. The idea is to create more restaurants. Woodward stated he sees the opportunities at the lake because when people go to the lake, they don't want to leave the lake. Robertson questioned the easiest and most effective way to accomplish the need of getting more liquor licenses to establish more restaurants around the lakes. Robertson suggested going after changing the liquor license law to increase the number of licenses the County has. Courtney stated they won't be able to change the Liquor License Law. That would have been done a long time ago if it were possible. Woodward stated they are trying to open up more liquor licenses by using the shortcut the state has provided. They just need to find a way to modify the state law to include the lakes in Kosciusko County to be a part of that riverfront district.

Warren made a motion to continue to proceed with whatever is necessary to get a riverfront district for Kosciusko County. Miner stated he will speak with the Commissioners to get their approval first, then he will draft something up for the Commission to review. Miner stated requesting Kosciusko County to be included in the River District Law would be easier than trying to change the Liquor License Law. Teghtmeyer stated access to a restaurant off a lake is important for lake living, but he believes we are evolving from a tourist area on the lakes to more residential living because of the year round schools. Teghtmeyer believes we need to encourage residential living and stated the County is a fabulous residential area with lots of amenities. Teghtmeyer said he doesn't expect a big restaurant, but he's referring to some little entrepreneurs opening up a small sandwich shop and serving a glass of wine. Warren again stated he would like Miner to proceed with the riverfront district for the County and broaden the term for lakes and Counties.

Motion: Bill Warren

Second: Larry Teghtmeyer

Ayes: 4 Nays: 0

Motion Carried

To: Approve Chad Miner to write up a proposed change to the Riverfront District Law to include Kosciusko County as well as the lakes of Kosciusko County to submit to the state legislators.

**In the Matter of Review of Existing TIF Districts:**

Ron Robinson, County Administrator, presented a map of the present TIF districts. Robinson stated he and Marsha McSherry, Assistant County Administrator, have been brainstorming where to increase the TIF districts and have showed this on the map provided to the Commission. Robinson stated the reason for going down Old 30 to Etna Green is because there is an \$8 million Feed Mill going in within a month. This is a potential area for businesses to go. The housing areas would be cut out. Robinson stated they are also looking at going up SR15 from Louis Dreyfus all the way to the City Limits of Warsaw.

Again, the housing areas would be cut out. Robinson stated they would like to increase the TIF district on the north side of Warsaw all the way to the County line. Robinson said this will capture the area where they want to put CR 17 from Elkhart County to U.S. 30. Robertson noted if a new TIF is created under the state law now, it will expire after 20 to 25 years. Robertson also noted it is not possible to recreate a TIF over top of another one.

Robertson stated INDOT is saying that based on funding requirements and the fact that legislature took \$100 million away from INDOT this year, the U.S. 30 bypass is 10 years out. A U.S. 15 bypass is 15 to 20 years out. Robertson stated this will only change if there is an incredible increase in highway funding in Indiana. According to Robertson, it wouldn't make sense to put a TIF district in that area until a road comes through because no one will build there without a road. Robertson stated it is good to mark the TIF districts out, but it's necessary to strategize when it's the right time to create them. There are only certain parts of the area that will actually get developed soon, for example, close to Milford where they can run water and sewer. Robertson said without water and sewer, it doesn't matter how nice the road is, there won't be industrial development. Water has become essential because under the new building code in Indiana, a building over 15,000 sq. ft. must have a sprinkler system. Robertson stated a place can't afford to put up a tower and 3 wells to keep the tower filled for a 25,000 sq. ft. building.

Robertson stated the area north of North Webster has sewer but no water. Warren believes there will only be small industry in this area. Woodward questioned Robinson why he chose to put this area on the map. Robinson stated there are already small businesses in that area and there is prime ground for more small businesses. Woodward questioned if there was much benefit to expanding a TIF district for smaller businesses because they don't pay as many taxes as an industrial industry would. Robinson stated it's something to think about but doesn't know if it's something that should be done now. Warren stated the downside to creating a TIF today is the expense to do it and the timeframe. Teghtmeyer stated there could also be a revenue downside.

Robertson stated if he were asked to prioritize which TIF district should be created or expanded first, he feels the one from Fox Farm Road to 300N out to Etna Green should be the first priority because this is a development area. Robertson said the one down south by Louis Dreyfus should be a little wider to get further off the rail track. This should be the second priority according to Robertson. Robertson believes the 15 corridor should be the third priority but shouldn't be done right away because not much will happen there until a road gets put in. Robertson stated North Webster could be done as a small one but there won't be big industry there. Teghtmeyer questioned the purpose of having a TIF in North Webster. Robinson replied by saying the purpose is to capture the money of the new construction for roads and infrastructure.

Warren questioned if it was possible to use TIF money for expanding recreational things such as bike paths within the TIF district. Robertson stated you can do anything that can be justified from an economic development purpose. Warren stated bike paths and walking paths help development and help get people to come to our community. Robertson replied

by saying it would be hard to justify it from an economic development sense, but it could be justified in a community development sense.

**In the Matter of Funding for Recreation and Parks:**

Robinson stated he wouldn't want to use TIF funds for recreational things such as bike paths when there are federal funds that can be used instead. Courtney stated there is no one in the County designated to monitor and follow what grants are available for recreational things. Curt Hermann stated the school system is getting grants all the time, but they have people specifically watching for them. If you don't, you miss out on them. Robertson stated Whitley County Economic Development has a contractor who writes grants for them. According to Robertson, the benefit of having a contractor or a staff person is that they understand the needs and they have all the background information so they can quickly fill out grant forms. Warren suggested getting volunteers to work under a County umbrella to coordinate which grants to apply for. Courtney stated the Redevelopment Commission could hire somebody through the Redevelopment Commission Tax. Warren disagrees with hiring somebody because he feels there shouldn't be any additional tax.

Hermann suggested connecting someone who writes grants for the school system with someone from the County to point them in the right direction in terms of searching for available grants. Robertson commented that grants for schools are way different than grants for recreational purposes. Teghtmeyer stated the innkeeper's tax is used for conventions, visitors, and recreation. The Convention & Visitors Bureau (CVB) receives funds from the Kosciusko County Convention, Recreation & Visitors Commission (KCCRVC). The County implements the innkeeper's tax. The innkeeper's tax is passed on to the KCCRVC which is an appointed board of members who then distributes this money out for purposes of conventions, visitors, and some recreation. Most of these funds go to the CVB which is a self appointed group by the CVB Director. Teghtmeyer believes this money needs to be prorated out in a different way. Teghtmeyer thinks too much money is being spent on visitors and more should be spent on recreational things that are good for visitors but also good for the population. Teghtmeyer informed the Commission that he received news the current CVB Director had resigned her position. Teghtmeyer believes there is an opportunity for the Redevelopment Commission, County Commissioners, and County Council to influence the KCCRVC to take a look at how the funds are used and get a new CVB Director who will focus more on the recreational side.

Teghtmeyer questioned how they could go about getting a new CVB Director with a broader interest. Miner stated there is an option for the KCCRVC to hire someone for this purpose. Miner stated the KCCRVC could still fund the CVB, but the Commission doesn't have to give all of the funds to the CVB. Robertson noted that they should check the Indiana State Laws which indicate what the innkeeper's tax can be used for before making any decisions. Miner stated he doesn't recall the whole definition but believes the law says the innkeeper's tax money has to go to tourism and visitors. Miner believes the state law is broad enough the money could be used for things such as bike paths and walkways because these can potentially be tourist-type draws.

Robertson stated the fastest growing market and the best market for hotels today is youth sports. Teghtmeyer stated he attended the last KCCRVC meeting and listened to the report from the director of the CCAC. Teghtmeyer was amazed at the number of teams participating in events at the CCAC. Robertson stated a national survey found that girls youth sports bring an average of 3.2 people per family whereas boys teams bring an average of 1.5 people per family. This shows girl's teams bring more family to watch the girls play.

Teghtmeyer stated he sees an opportunity to refresh the whole program. Courtney mentioned the Town Manager of Winona Lake is very interested in bike paths and is a good grant writer, but he's pretty busy. Robinson stated MACOG would send someone here to write grants, but he feels they need to get more organized so they can tell them what the County needs. Miner stated he thinks the KCCRVC could allocate some of its funding to pay for a position of a grant writer. Teghtmeyer stated he is going to talk with the President of KCCRVC to let her know of this need. Teghtmeyer believes they should move forward with diligence and requested the help of Robinson and McSherry to help move things along. Courtney stated it would be helpful to find out what a price range would be to hire someone with the expertise of writing grants so they know how much funding would be needed. Courtney mentioned some of the TIF money could also be used for constructing or reconstructing parks and other recreational areas. Warren stated that Robertson mentioned they could run into some problems with doing this. Courtney referred back to Robinson's comment that grants and other federal funds should be used for recreational things before using the County's TIF money.

Teghtmeyer asked if it would be appropriate for the Redevelopment Commission to entertain a motion and ask the KCCRVC to consider employing an individual who would represent the recreational side of tourism in our County. They could either hire a Director or ensure that a Director be hired by the CVB that would shepherd along the recreational industry in our County. Courtney stated they could do this by a consensus. Warren stated he feels this is something that needs to be pursued. Teghtmeyer believes this is a good way to solve the problem because the innkeeper's tax is being used for an Executive Director of the CVB anyway so it only makes sense to get the right person placed under the right guidance, and it could be a win-win situation. Courtney stated they need to get someone with true experience in the area of grant writing. Warren stated he feels the Tippecanoe River would be a great project if they had funding for it. Teghtmeyer thinks they need to get an action plan going and bring some people in to get more direction.

#### **In the Matter of School Business:**

Courtney asked Hermann if he had anything to report on the schools. Hermann stated there was no school business to report. Courtney asked if they had extended the STEM program to other schools. Hermann stated the purpose of the RV mobile STEM lab is to go around to the other schools to get them interested and educated in the STEM Program. The objective is to spread the STEM Program through the schools. Hermann stated they used grant money and help from Orthoworx to develop an RV bus with the ability to do all the STEM things.

Hermann believes Dr. Hoffert will do a fantastic job as Superintendent. Hermann stated Dr. Hoffert has a great executive staff who are all well in tune with what's going on. Herman is

impressed with the whole set up. Hermann stated Dr. Hoffert's heart is right here in the community. Hermann believes enrollment is down a little bit this year but isn't sure why. He said he could get more information about the school enrollment for the Commission. Warren stated he is interested in hearing some data on the enrollment. Hermann suggested inviting Dr. Hoffert to come to the July meeting for a question and answer session with the Redevelopment Commission.

Hermann stated Lincoln Elementary School needs to be redone. The building is old and has all kinds of hazards in it. They have had to rewire stuff and pipes have been breaking. There was an analysis done and to update the building and bring it to code requires everything to be changed. Hermann stated it would cost more to try and rebuild what's there than it would to build a new building. Hermann noted Washington Elementary School needs to be larger and Edgewood Middle School, which was developed in the 1970's when open concept was a big deal, is now unsafe the way it is set up. Hermann stated you have to go through 3 rooms to get out which is unsafe in situations such as a fire. One of the things they have been doing to update the schools is making the entrances more secure. Hermann stated they have installed cameras and extra doorways so people coming to the school have to go through a couple of doors to get checked in. There is also a buzzer on the outside of the doors you have to press to be let into the building and a camera that shows who you are.

**In the Matter of Further Business:**

Teghtmeyer asked if he should get someone from MACOG to come to answer some questions for them. Courtney stated he isn't sure they are ready to have someone come until they figure out what they want to do. Robinson stated he feels they can do this in a small meeting. Teghtmeyer stated they could learn more about what they need as far as a shepherd in a small meeting. Courtney suggested that McSherry find out what the price range would be for a shepherd and what kind of expectations and credentials there are.

Being no further business, the meeting was adjourned.

**KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION  
Courthouse, Old Courtroom  
Thursday, June 11, 2015**

There are no meeting minutes due to the meeting being cancelled. They toured the TIF Districts throughout the County.



**KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION**  
**Courthouse, Old Courtroom**  
**Thursday, July 9, 2015**

The Kosciusko County Redevelopment Commission met at 1:00 p.m. on Thursday, July 9, 2015, in the Old Courtroom, Kosciusko County Courthouse. Members present included: Max Courtney, Henry DeJulia, Bill Warren, Larry Tegtmeyer, and Bruce Woodward. Also present for the meeting were County Auditor, Michelle Puckett; County Administrator, Ron Robinson; Assistant County Administrator, Marsha McSherry; and County Attorney, Chad Miner.

Max Courtney called the July 9, 2015 meeting to order.

**In the Matter of Approving the Minutes from the May 14, 2015 and May 22, 2015**

**Meetings:**

Motion:	Bill Warren	To: Approve the May 14, 2015 and May
Second:	Bruce Woodward	22, 2015 Meeting Minutes.
Ayes:	5	Nayes: 0
Motion Carried		

**In the Matter of TIF Excess Assessed Value Certificate:**

Michelle Puckett, County Auditor, presented a report that must be filed each year with the Department of Local Government Finance stating there is no excess levy that can be distributed to the taxing units within the TIF Districts that the Commission is in charge of. All of the funds the TIFs are currently collecting are going toward bonds or projected future projects. Puckett stated she needed the President's signature on the report.

**In the Matter of TIF Cash Balances:**

Michelle Puckett, County Auditor, stated there are two TIFs that have a cash balance that are not being obligated for bonds. The Maple Leaf TIF in Van Buren Township has a balance of \$120,008.95. Puckett explained this is cash that can be used for projects the Commission wants to be done in the TIF area. The Dreyfus TIF balance that is not going toward bonds is \$65,866.72. These funds have accumulated since spring of 2014. Bruce Woodward questioned if there were projects planned for these funds. Marsha McSherry, Assistant County Administrator, stated they have discussed using these funds for infrastructure in these areas. Puckett stated there is a list of projected infrastructure that was reported to the state for next year, but nothing is set in stone until the Commission makes the final decision. They are currently building the funds to do the infrastructural improvements.

**In the Matter of TIF Confirmatory Resolution Amendment:**

Chad Miner, County Attorney, presented the Trupointe TIF Confirmatory Resolution stating the proper notices have been made, and the Commission confirms it is a good thing for the County. Miner stated the Commission already approved the Amending Declaratory Resolution on May 14, 2015 to expand the TIF District. The Confirmatory Resolution states that the Declaratory Resolution should be adopted. No one from the public came forward to speak in favor or opposition of the Resolution. Miner stated the County Commissioners will have the final approval on the Resolution. Henry DeJulia abstained from voting.

Motion: Bruce Woodward To: Approve the Trupointe TIF  
Second: Bill Warren Confirmatory Resolution Amendment.

Ayes: 4 Nays: 0 Abstain: 1

Motion Carried

**RESOLUTION NO. 15-07-09-001 (2015070395)**

As recorded in the office of the Kosciusko County Recorder.

**In the Matter of Review of TIF Road Trip:**

Max Courtney, President, asked the Commission what their thoughts were on the TIF District road trip they took last month. Larry Teghtmeyer stated he felt meeting with the Chamber of Syracuse was very beneficial and showed a positive effort. Teghtmeyer stated he felt they had some interesting conversations with the Chamber of Syracuse. Bruce Woodward stated he enjoyed the trip and realized what a wonderful County we live in. Woodward thought the trip was beneficial and thinks they should do it on an annual basis to keep up on the changes in our County. Woodward stated by meeting with the Chamber of Syracuse, it shows they are supporting the other communities besides just Warsaw. Courtney stated it was good to see the TIF Districts as well as how vast our County is. Henry DeJulia stated he could really see things happening in our community. Teghtmeyer stated he saw a lot of good developments going on.

**In the Matter of Pursuing the Riverfront District:**

Bill Warren questioned Chad Miner, County Attorney, about asking the Commissioners their thoughts on continuing with the Riverfront District project. Miner stated the Commissioners indicated they were fine with the Redevelopment Commission pursuing it. Miner said he would like to put together a letter addressed to the state representatives for the Commission to review. Miner hopes they can get a state representative to attend one of the meetings so the Commission can talk directly with them about their questions on the Riverfront District Law. Woodward stated Kurt Knisely, Indiana State Representative, will be speaking and taking questions at a board meeting next week. Woodward thought this would be a good time to ask him some questions and then follow up with the letter that Miner creates.

**In the Matter of MACOG and Greenways:**

Larry Teghtmeyer asked the Commission if they were interested in having the Director of MACOG come to talk with them. It has been discussed to expand the scope of interest to include the greenways and have some voice or interaction with someone. Michelle Puckett, County Auditor, stated the KCCRVC did not discuss expanding toward tourism at their last

meeting, but focused on the convention side and had a discussion about a convention center. The KCCRVC didn't discuss going forward with different tourism projects. Courtney stated they would like to see how they could possibly get involved in the greenway. Teghtmeyer stated there seems to be money available and wonders if there is anything they can do as a County to assist with some of these projects such as preceding to try and get grants as a County. The Commission agreed to expand their interest with greenways. Teghtmeyer stated he thinks they should look into it a little deeper before making any decisions.

Ron Robinson, County Administrator, stated the staff at MACOG writes grants to fund projects like this. Robinson indicated someone from MACOG would be willing to come and talk with the Commission to answer any questions they have. Teghtmeyer thinks it would be helpful for someone from MACOG to come and see if there is anything they feel could help our County and organizations with funding some projects. Teghtmeyer stated he believes recreation and bike trails are a very integral part of economic development. Robinson stated he would contact MAGOG to attend the next meeting if that's what the Commission decides on. Warren stated more information would be very valuable because he doesn't know which projects are going on and the progress of them.

Teghtmeyer stated he feels having a conversation with MACOG would help them to understand if there is anything they should be doing, and if so, at what level. Woodward mentioned inviting spokesmen from some of the groups that have projects going on to the next meeting to provide information and answer questions as well. The Commission agreed to invite MACOG to attend their next meeting as well as other organizations that may be helpful in providing information and answering some of their questions.

Being no further business, the meeting was adjourned.

**KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION**  
**Courthouse, Old Courtroom**  
**Thursday, August 13, 2015**

The Kosciusko County Redevelopment Commission met at 1:00 p.m. on Thursday, August 13, 2015, in the Old Courtroom, Kosciusko County Courthouse. Members present included: Max Courtney, Bill Warren, Larry Teghtmeyer, and Bruce Woodward. Also present for the meeting were County Auditor, Michelle Puckett; County Administrator, Ron Robinson; Assistant County Administrator, Marsha McSherry and President of KEDCo, George Robertson.

Max Courtney called the August 13, 2015 meeting to order.

**In the Matter of Co-Op TIF Bond Resolution & Appropriation Resolution:**

Chad Miner, County Attorney, presented a resolution for the North Central Co-op TIF bonds to the Commission. Miner stated the TIF districts have already been established so they are now ready to process and issue bonds. The Redevelopment Commission is the first step in this process. Miner said the bond resolution sets the terms and process for issuance of the bonds. The bonds can be issued for up to \$900,000. Miner explained as they work through the process, they will figure out exactly how much the amount will be. The interest rate can be up to 6% on the bonds, and the bonds can be up to 25 years. Miner stated the details will be worked out through the process. Miner thinks they will have a paying agent and a registrar who will be in charge of dealing with the bonds. Miner said he has spoken with Umbaugh & Associates and they will provide a list of possible institutions that could serve in this capacity as well as what the fees would be. Miner is hoping to have bonds issued by the end of September.

Miner explained the businesses located in the TIF area will not be purchasing bonds. The bonds will be sold to private investors. However, the money to pay for the bonds will come from the revenue from the TIF area. Miner stated if the TIF area does not generate sufficient revenue to pay the bonds the County would have to do some additional property taxing to cover them. Miner doesn't believe this is likely since there is substantial coverage. Miner explained for every dollar needed to service the debt on the bonds, the TIF area should be generating \$1.25 to \$1.30. However, Miner said this will depend on the amount of bonds actually issued. Miner stated if the amount ended up being less than \$900,000 then the coverage would be more. Bill Warren noted if the bonds weren't paid by the TIF area, the County would be responsible for paying it. Miner said that was true, but he doesn't believe this is likely to happen. Miner explained the purpose of the County backing the bonds is to facilitate selling the bonds.

Warren questioned how the \$900,000 would be spent. Miner stated there is a fiber optic project already underway in this TIF area. The fiber optic project is a \$75,000 project. Miner believes the rest of the money will be used for road work in the TIF area. Ron Robinson, County Administrator, stated the road work they are planning will be on 900W from the railroad to SR 25. The road work consists of making the road more solid, but not widening the road.

Warren stated the bonds will be sold to investors to raise the capital for the County, and the TIF area itself will pay the bonds back over a period of time. Bruce Woodward pointed out the road work project will cost \$700,000 to \$800,000. Larry Teghtmeyer questioned if this would be a debt of the County. Miner stated it would be debt of the County by way of the Redevelopment Commission which will be paid from the TIF revenue. Teghtmeyer asked if the valuation is subject to additional taxation for real estate improvements or equipment. Miner said it is for all commercial real estate improvements added after the start date as well as the equipment of the designated taxpayer. If any business makes additional real estate improvements, the TIF revenue would increase.

Teghtmeyer questioned if the state did away with business personal property, how would this affect the TIF revenue. Miner stated he wasn't sure and would have to look into it.

Teghtmeyer believes this is relevant to know. George Robertson, President of KEDCo, said the state legislature decided last time to not do away with business personal property because of the TIF districts. Warren asked if there were any tax abatements in the TIF district. Miner stated abatements would defeat the purpose of the TIF. Warren said if there is any expansion of the businesses in this area they would use the revenue from the TIF area to pay the bills but questioned if they could give abatements as long as they have the debt load. Miner said the future abatements would be for future projects. In the future, if they want to put additional improvements or equipment in and wanted to apply for abatements, there would be less TIF money and less money for anything to be done in that area.

Max Courtney asked if they would go through the same process if another deal comes along. Miner explained if additional improvements and equipment or a new business comes to this TIF area he anticipates amending to add them as an additional designated taxpayer so they can capture the increase in value. Courtney stated if a new business came in, you would want to evaluate their contribution to that tax base.

Courtney pointed out if the roads are enhanced and improved in this TIF district, it would be a nice place for a new business because there is a lot to offer in this area including the fiber optics. Warren pointed out that everything was figured based on the two companies in the TIF area that are there now. If a new company were to come to the area, they would have to go through the process again. Warren asked what was created after the TIF was created because they only capture from what was created after the TIF district. Robinson stated there are two million dollar chicken houses that have been built and Franger Gas has moved there.

Warren questioned if they had enough real estate value in the TIF area. Robertson stated they would not have signed off if they didn't. Warren stated the Redevelopment Commission is also involved in this and it is important to make the right decision. Teghtmeyer stated if the numbers have been figured the Redevelopment Commission should know what they are. Woodward commented the numbers have been run and all the information is there, but it has not been given to the Redevelopment Commission and he is upset about it. Woodward stated they were not given maps of the areas they are looking at, and they don't have any of the numbers that have been figured. Woodward said if they are going to be asked to make decisions they need to have all of the information to review. Woodward said he is upset they are being asked to make decisions for the benefit of the voters of this County as well as the economic development of this County, but they are not getting the information they need to make the right decision. Miner stated he could forward the information about the bond scenarios from Umbaugh & Associates to the Commission.

Michelle Puckett, County Auditor, stated they have done the TIF neutralization and certified assessed values (AVs). Puckett stated there was growth in personal property and about \$600,000 growth in real estate as well as \$1.5 million in AVs which is not dollars. The growth in AV for the Co-op TIF was certified at \$2.1 million in AV from March 1, 2014 to March 1, 2015. Puckett explained this value does not include the other improvements being assessed.

Miner explained that Umbaugh & Associates looked at the estimates of the anticipated projects for the TIF area to figure how much additional revenue they could generate. However, Miner doesn't know what the actual number was that they figured. Miner stated he looked at the coverage on it which was substantial. Warren thinks it is important for the Redevelopment Commission to understand how the real estate has come about. Warren doesn't want to personally be involved with something that could come back to Commission. Warren said they are entitled to looking at the real estate values from the time the TIF was created. Puckett explained Umbaugh & Associates did not use values from her; instead they used the estimates of the planned projects given to them by other people. Puckett said she is not exactly sure how Umbaugh & Associates got their estimates of what they felt those improvements would be assessed at.

Miner explained they won't know what the interest rate will be for sure until they are ready to sell the bonds because it is based on what the market is at that point in time. Warren stated they have knowledge of what costs will be involved with this process. Warren said they are being asked to vote on this, but don't have any information that they need. Warren believes the Commissioners would want to know the same things the Redevelopment Commission is asking for. Teghtmeyer agreed the Council would want to see the information as well.

Miner stated Umbaugh & Associates would be happy to come in and explain the process to the Commission as well the how they are calculating the numbers. Teghtmeyer stated the Council would want to know what Umbaugh & Associates is basing the revenue on and how the bonds would be paid off. Warren stated they are all in favor of improving the roads, but he would like to see the numbers they are basing this off of. Warren said he wants the road improvements to happen and he wants to get the \$900,000, but he also wants to make the sure the taxpayers don't end up paying for this instead of the TIF area.

Woodward made a motion to table this discussion until they get more information to review to make an informed decision. Miner stated he would give the Commission the most recent bond scenario from Umbaugh & Associates. Miner suggested the Commission contact Umbaugh & Associates for any other questions about where the values came from. Miner said most of their numbers came from the businesses within the TIF area. Miner suggested having a meeting in the evening before a Council meeting so Umbaugh & Associates would not have to make more than one trip since they come from far away. The Commission didn't think it was necessary for Umbaugh & Associates to make a trip because they feel they could understand the information once it is given to them.

Motion: Bruce Woodward  
Second: Bill Warren  
Ayes: 4 Nays: 0  
Motion Carried

To: Approve tabling the TIF Bond  
Resolution discussion until more  
information is given to the Commission.

**In the Matter of River District Letter:**

Chad Miner, County Attorney, presented a draft of the river district letter to the Commission. Bruce Woodward stated he felt the 2<sup>nd</sup> paragraph should be reworded so it

doesn't sound like they are only after liquor licenses. Bill Warren stated they are looking to create businesses but not necessarily liquor businesses. Woodward added they want to create economic development, tourism and employment as well. Larry Teghtmeyer suggested changing the line that states "stimulate growth in certain areas in need of economic development" to "stimulate growth in certain areas to enhance economic development" in the 1<sup>st</sup> paragraph. Miner stated he would make these changes and get the letter ready to send to the stated legislature.

**In the Matter of KEDCo:**

George Robertson, President of KEDCo, came before the Commission to give an update on the Economic Development. Robertson stated as of July 1, 2015, the announced projects this year have total 598 new manufacturing jobs and over \$50 million dollars in capital investment. This exceeds what the Economic Development board wants to accomplish each year. Robertson stated the Office of Community and Rural Affairs (OCRA) recently announced they are creating a Workforce Development Program. OCRA will be handing out eight \$250,000 grants for workforce development. Robertson said he must submit a proposal by August 28<sup>th</sup>. Robertson stated OCRA uses federal funds and focuses on how you get low and moderate income individuals the training they need for the good paying jobs. Robertson stated there are three criteria including demonstrating a critical industry sector need which our County certainly has with Orthopedics. Robertson explained in about five years the baby boomers will be retiring and these jobs will all need filled. Robertson said they are working to create a great program to meet the industry's needs and hopefully get the grant. The grant will help jump-start the programs because they can pay for tuition, scholarships and remediation as well as GED courses for people. Robertson noted the grants will be given in November.

Robertson stated since the County didn't receive state funding to expand probation, the KEDCo office will remain where they are until sometime next year. Robertson said this takes the pressure off moving their office; however, they are still negotiating on another space.

Warren asked about the city building. Robertson stated the city building is 63,050 square feet, and they have an active and competitive prospect on it. The building is on 12 to 15 acres, and there is sewer, water, and electric available. Robertson told a story of how a company decided to expand their business in our area and now will be employing 70-90 people. Robertson said our County and towns are incredibly business friendly, and this makes it easy for companies to come here. Robertson was told we have "the most capitalistic pro-business City Council the company has ever worked with." Robertson explained a price on the building has a number of caveats that the developers has which is subject to how much office space is needed and how fancy the office will be. The developers can give a final rental price after they know what type of finishes the company prefers. Robertson stated about 80% of all manufacturing prospects rent buildings because they spend much more money on equipment and see no return on investment in real estate. Robertson stated our County has a strong economy, noting the average beginning entry level wage is \$18.50/hour.

Being no further business, the meeting was adjourned.

**KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION**  
**Courthouse, Old Courtroom**  
**Thursday, August 20, 2015**

The Kosciusko County Redevelopment Commission met at 6:00 p.m. on Thursday, August 20, 2015, in the Old Courtroom, Kosciusko County Courthouse. Members present included: Max Courtney, Henry DeJulia, Bill Warren, and Bruce Woodward. Also present for the meeting were County Auditor, Michelle Puckett and County Attorney, Chad Miner.

Max Courtney called the August 20, 2015 meeting to order.

**In the Matter of Co-op TIF Bond Resolution:**

Rob Zeldenrust, Agronomy Manager for North Central Co-op, came before the Commission and thanked the County for their help with the TIF district and fiber optics project. Zeldenrust said North Central Co-op has developed a fertilizer and crop protection hub to serve the Northern Indiana market. The TIF district is important to the Co-op, and their first priority is fiber optics. Zeldenrust explained rural internet and communication is difficult across the country and the Co-op has been lacking in this capacity. The Co-op is thankful for the fiber optics project to help with this. Zeldenrust stated the Co-op also wants to see infrastructure for the roads. They want to be respectful to the neighbors and the County and have a good road to access their facility as well as the rest of the community.

Zeldenrust stated the majority of their supplies are delivered by the railroad. The Co-op is looking to provide a reliable and cost effective propane as well as fertilizer for the community. Zeldenrust explained the TIF district has helped them to invest in the propane facility, and they are looking into adding other things in the future. Zeldenrust said almost everything comes in by rail but goes out on a truck.

The Commission voted to approve the Co-op TIF Bond Resolution. Max Courtney expressed his appreciation of the Co-op and the opportunities they have to expand and have great success.

Motion: Henry DeJulia

To: Approve the Co-op TIF Bond  
Resolution.

Second: Bruce Woodward

Ayes: 4          Nays: 0

Motion Carried

**RESOLUTION NO. 15-08-20-001 (2015081279)**

As recorded in the office of the Kosciusko County Recorder.



**In the Matter of Resolution for Additional Appropriation:**

Chad Miner, County Attorney, introduced a Resolution for Additional Appropriations to the Commission. Miner explained they would be voting on the Resolution at the September 10, 2015 Redevelopment meeting.

Being no further business, the meeting was adjourned.

**KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION  
Courthouse, Old Courtroom  
Thursday, September 10, 2015**

The Kosciusko County Redevelopment Commission met at 1:00 p.m. on Thursday, September 10, 2015, in the Old Courtroom, Kosciusko County Courthouse. Members present included: Max Courtney, Henry DeJulia, Bill Warren, Larry Teghtmeyer, and Bruce Woodward. Also present for the meeting were County Auditor, Michelle Puckett; County Attorney, Chad Miner; County Administrator, Ron Robinson; and Assistant County Administrator, Marsha McSherry.

Max Courtney called the September 10, 2015 meeting to order.

**In the Matter of Approving the Minutes from the July 9<sup>th</sup>, August 13<sup>th</sup>, & August 20<sup>th</sup> 2015 Meetings:**

Motion: Bill Warren

To: Approve the July 9<sup>th</sup>, August 13<sup>th</sup>, &  
August 20<sup>th</sup>, 2015 Meeting Minutes.

Second: Henry DeJulia

Ayes: 5      Nays: 0

Motion Carried

**In the Matter of MACOG:**

James Turnwald, Executive Director of Michiana Area Council of Governments (MACOG), explained that MACOG is a regional organization that provides government-to-government services. The counties are voluntary members, and they pay annual dues which allow the cities and towns of the county to become part of the organization. MACOG helps provide services where ever the cities and towns need help. MACOG's purpose is to address, research and figure out regional issues. Turnwald stated they typically help with transportation issues as well as transit, economic development and environmental issues. Turnwald came to specifically discuss biking/pedestrian trail planning and greenways with the Commission. Turnwald stated MACOG will be working on an active transportation plan which focuses on biking/pedestrian elements, specifically, helping communities to provide these facilities. Turnwald is hoping for participation from communities within Kosciusko County.

Turnwald stated once a project plan is in place, there are multiple avenues in which to fund trails and greenways. However, Turnwald noted this does take time. Programs through

Recreational Trails and the Indiana Department of Natural Resources as well as funding from the Indiana Department of Transportation and a number of other different fundraising opportunities including the Community Foundation are a few ways to fund trails and greenways.

Turnwald explained when a county pays the annual membership fee, there is no additional charge for the cities and towns within that county. Turnwald stated MACOG will help with the planning part of a project as well as help with securing the funding for the project. Over the years, MACOG has grown great partnerships with the City of Warsaw and the county as well as the towns to help secure various types of federal resources for projects including road projects, trail projects and sewer and water projects. Turnwald strongly encourages the Commission to use MACOG as a resource to help with these types of projects because of the great return on investment.

Turnwald stated MACOG does traffic counting as part of a county's membership. This data can be found on their website at [www.maps.macog.com](http://www.maps.macog.com) under traffic counts. Turnwald explained the traffic count program is on a 3 year cycle. The public data available includes the values, speeds and direction of traffic as well as truck traffic. Bruce Woodward shared his concern about state highways such as SR 25 that don't have shoulders. Woodward would like to see the county get the state involved in widening these highways.

Turnwald stated MACOG is an advocate for the communities. They work with state departments frequently and know the people there well. MACOG will help the county work with these departments and get to know the people well too. Turnwald noted MACOG has access to the state police database which shows every police report filed by cities, towns and the state police. They look at 3 year crash histories and put together reports on what types of crashes there have been to determine if there are any particular issues with certain roads.

Turnwald explained roads that are not on a functional classified system are ineligible for federal funds. They are in the process of updating this functional classified system and are looking at roads in towns that carry a lot of traffic and should be considered as part of this system. If there is a project need on a road in a town that is not on the functional classified system, they can petition the state to get that road classified for federal funding. Turnwald stated many roads that did not qualify for the functional classified system in the past may now qualify.

Larry Teghtmeyer questioned if the county's involvement with MACOG would enhance the individual efforts of developing more greenways in our county and what type of funding availability there is for this. Turnwald stated there are programs that can help such as Recreational Trails as well as funding through INDOT. Turnwald stated having a long term plan is an advantage when applying for a foundation grant or federal grant because it shows how the project is planned out and what the long term vision is.

Turnwald explained there will be a steering committee of 20-25 individuals that represent local government and also advocacy groups, house sector, and chambers of commerce. The steering committee will help form the focus groups. The focus group will be for the 4

county area, but there will be components of it that are done on a county level. Turnwald stated they are looking for 5-6 individuals from Kosciusko County for the steering committee. They would like a large representation for the focus groups of a few hundred people altogether. Turnwald noted these people have not been chosen yet.

Bill Warren questioned what they would have to do to get started with a project they would like to take on. Turnwald explained MACOG would help them with the idea and vision as well as help them move forward with trying to find funding for the project. Turnwald noted they are not engineers so an engineering firm would have to be involved in the lay-out process as well. Turnwald explained funding through the Department of Transportation, typically, provides grants that are 80% federal and 20% local. Turnwald stated for most federal grants, there will be a 20% local match. INDOT will help fund the preliminary engineering, any right-of-way that needs to be purchased, and the construction of the project. Turnwald explained these projects will be funded in sections or by so many miles at a time. Warren wondered if a trail could run alongside a state highway. Turnwald stated it is possible, but they would have to discuss it with INDOT. Turnwald also discussed the possibility of developing trails along lakes and rivers.

Turnwald stated the main priority in all of the communities is enhancing the message about safety for biking and pedestrians. Turnwald explained how maps of bicycle and pedestrian walkways as well as safety brochures are handed out to 4<sup>th</sup> and 5<sup>th</sup> grade students every year in the 4 county area. Turnwald also mentioned their Drive Safe Michiana campaign and safety commercials. Turnwald stated he wants people to get out walking and biking, but he also wants them to be safe.

Turnwald stated stand-alone plans are great for the particular community by largely benefiting the residents of the community and showing better connection to other communities. Caitlin Stevens, Regional Planner for MACOG, passed out her contact information to the Commission and stated she would be one of the planners working on the project plans. Turnwald stated Stevens handles many of their biking/pedestrian elements.

**In the Matter of Update on Etna Green TIF:**

Chad Miner, County Attorney, stated Mike Kissinger, County Surveyor, is preparing a legal description for the Etna Green TIF area. Miner stated they should be ready to start the process of the Etna Green TIF with the Declaratory Resolution within the next month or two.

**In the Matter of Dreyfus TIF and Co-op TIF Road Improvements:**

Max Courtney, President, stated he would like to see where the road was improved in the Dreyfus TIF compared to the road they are looking to improve in the Co-op TIF. Marsha McSherry, Assistant County Administrator, stated 700S all the way to 700W was repaired with monies from the Dreyfus TIF. The road they are looking to improve in the Co-op TIF is 900W between the railroad and SR25. McSherry stated this is only about 2 miles. At some point, there may be an opportunity to improve the section that would connect these 2 roads. McSherry stated this depends on the amount of truck traffic to and from these facilities.

**In the Matter of KEDCo:**

George Robertson, President of KEDCo, stated they have been busy and have announced a record number of new jobs for this year. Robertson stated they hope to have 2 more announcements soon. It has been an all time great year.

Being no further business, the meeting was adjourned.

**KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION  
Courthouse, Old Courtroom  
Thursday, October 8, 2015**

The Kosciusko County Redevelopment Commission met at 1:00 p.m. on Thursday, October 8, 2015, in the Old Courtroom, Kosciusko County Courthouse. Members present included: Bill Warren, Larry Teghtmeyer, and Bruce Woodward. Also present for the meeting were County Auditor, Michelle Puckett; County Administrator, Ron Robinson; and Assistant County Administrator, Marsha McSherry.

Bruce Woodward called the October 8, 2015 meeting to order.

**In the Matter of Approving the Minutes from the September 10, 2015 Meeting:**

Motion:	Bill Warren	To: Approve the September 10, 2015
Second:	Larry Teghtmeyer	Meeting Minutes.
Ayes:	3	Nayes: 0
Motion Carried		

**In the Matter of Co-Op TIF Pledge Resolution:**

Chad Miner, County Attorney, presented the Co-Op TIF Pledge Resolution. Miner stated there are county funds that can be used to cover the cost of projects within the Co-Op TIF area. Miner explained this will avoid the process of issuing bonds which will save the county a substantial amount in interest. Miner said the resolution pledges the tax increment revenue the county receives to pay back the county EDIT fund. Miner informed the Redevelopment Commission the Commissioners have already accepted a bid for a road reconstruction project contingent on the Pledge Resolution and Additional Appropriation Resolution being approved. Miner stated the funds for the projects will be paid as needed instead of one lump sum. The maximum amount the county would pay out is \$750,000 for projects, but Miner believes they will only use the money they actually need and probably won't use the whole amount.

Motion:	Bill Warren	To: Approve the Co-op TIF Resolution
Second:	Larry Teghtmeyer	pledging tax increment.
Ayes:	3	Nayes: 0
Motion Carried		

**RESOLUTION NO. 15-10-08-001 (2015100380)**

As recorded in the office of the Kosciusko County Recorder.

**In the Matter of 30 West TIF Declaratory Resolution:**

Chad Miner, County Attorney, presented a Declaratory Resolution for the 30 West TIF. Miner explained this is the first step in establishing the TIF area which starts from Warsaw and goes west toward Etna Green from US 30 to Old Road 30. Miner stated the Highway Superintendent, Scott Tilden, looked into the initial work of road improvements to estimate what the cost could be.

Ron Robinson, County Administrator, stated the road work they would like to focus on is redoing County Road 350W from New 30 to Old 30 as well as County Road 875W from New 30 to Old 30. Robinson stated they would eventually continue the work south on 875W to 125N. Robinson said they won't do these projects until they get money coming in from the TIF area. Robinson noted there is a small section on 875W that may need redone sooner because of a new business being under construction.

Motion: Larry Teghtmeyer

To: Approve the Declaratory Resolution  
for the 30 West TIF District.

Second: Bill Warren

Ayes: 3 Nays: 0

Motion Carried

**RESOLUTION NO. 15-10-08-002 (2015100381)**

As recorded in the office of the Kosciusko County Recorder.

**In the Matter of KEDCo:**

George Robertson, President of KEDCo, came before the Commission to give an update on the Economic Development. Robertson stated as of August they have exceeded their yearly goal of 500 new manufacturing jobs and \$20 million in new capital investment. As of August 2015, there were 602 new manufacturing jobs and \$51 million of capital investment. Robertson stated there will be two more announcements coming shortly with one being announced at the Council meeting tonight. Robertson explained this is a unique company formed by a Milford man who was formerly a professional skier. Robertson stated the man found that the ski industry needed better snow making equipment, and together with the help of his business partner, he developed a new snow maker. Robertson stated the company is now the number one snow making producer in the United States and one of the largest ones internationally. They also make heavy pumps for municipal water systems among other things. Robertson explained the company has outgrown the buildings they started their business in and have secured property to expand and double their size.

Robertson stated there will be more projects coming this year, one prospect being an orthopedic vendor which will bring about 50 jobs to the city. Robertson said they are working diligently on addressing the workforce shortage particularly in metal working, machining, and machining mechanics. The goal is to get 90 new machinists in 18 months and about 120 other manufacturing workers if they can get the funding they need. Robertson said they are hoping to be one of eight communities to receive a grant for this.

Bruce Woodward mentioned the legislature has discussed how much the beverage and food tax is bringing to each county. Woodward found it interesting that Kosciusko County was 2<sup>nd</sup> in Northeast Indiana with bringing \$876,000 to \$1.2 million in tax dollars.

**In the Matter of Riverfront District Letter:**

Bill Warren followed up with County Attorney, Chad Miner, about the progress of the Riverfront District letter. Miner stated the letter has not been sent out yet. Miner has made some revisions to the letter and wanted feedback from the Commission before sending the letter to the state legislature. Miner said he would like the Commission to review the letter, and he will bring a copy to sign to the next Redevelopment meeting on November 12, 2015.

Being no further business, the meeting was adjourned.

**KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION  
Courthouse, Old Courtroom  
Thursday, November 12, 2015**

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

**KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION  
Courthouse, Old Courtroom  
Thursday, December 10, 2015**

The Kosciusko County Redevelopment Commission met at 1:00 p.m. on Thursday, December 10, 2015, in the Old Courtroom, Kosciusko County Courthouse. Members present included: Henry DeJulia, Bill Warren, Larry Teghtmeyer and Bruce Woodward. Also present for the meeting were County Auditor, Michelle Puckett; County Administrator, Ron Robinson and County Attorney, Chad Miner.

Bruce Woodward called the December 10, 2015 meeting to order.

**In the Matter of Approving the Minutes from the October 8, 2015 Meeting:**

Henry DeJulia abstained from voting due to not being present at the October 8, 2015 meeting.

Motion: Bill Warren

To: Approve the October 8, 2015 meeting minutes.

Second: Larry Teghtmeyer

Ayes: 3      Nays: 0      Abstain: 1

Motion Carried

**In the Matter of 2016 Redevelopment Meeting Dates:**

The 2016 meetings for the Redevelopment Commission are scheduled for the 2<sup>nd</sup> Thursday of each month at 1:00PM.

Motion: Bill Warren

To: Approve the Redevelopment meeting dates for 2016.

Second: Henry DeJulia

Ayes: 4 Nays: 0

Motion Carried

**In the Matter of 30 West TIF Public Hearing and Confirmatory Resolution:**

Chad Miner, County Attorney, gave a brief review of the history on the 30 West TIF. Miner stated this TIF area goes west from Warsaw to Etna Green with Old 30 to the north and New 30 to the south. The Redevelopment Commission adopted the Declaratory Resolution on October 8, 2015. On November 4, 2015, the Area Plan Commission adopted an order approving the plan, and on November 17, 2015, the County Commissioners adopted the Resolution approving the plan. Miner presented the Confirmatory Resolution to the Redevelopment Commission for approval. Miner informed them that notice of the public hearing was published in the Times Union and Milford Mail-Journal.

Andy Mouser, Umbaugh & Associates, presented the tax impact statement to the Commission. Mouser said the statement was sent out to all the over-lapping tax abatements 10 days prior to the public hearing. There have not been any negative comments received.

George Robertson, President of KEDCo, spoke in favor of the Resolution. Robertson stated US 30 is becoming more and more of a major commercial corridor, and there is more interest on these roads. Robertson said a TIF District is critical because as development occurs, the county roads that connect to US 30 become important to these businesses. The TIF District provides the funds to improve the road system and meet the business' needs.

Mouser stated the TIF is for 25 years. Henry DeJulia confirmed that the 25 years starts when the Commissioners adopt the Resolution approving establishment of the TIF area. The Commission reviewed the impact study presented by Mouser. Mouser stated the document includes the establishment and plans for the TIF area, a project summary which consists of potential infrastructure improvements that would be funded from the TIF and the money that will be available for those improvements. Mouser said the improvements already under construction are included in the analysis. The tax revenue from these improvements will still be included in the TIF because the Declaratory Resolution was done this year. Miner explained since the Declaratory Resolution was adopted in 2015, it goes back to March 1, 2015.

Motion: Henry DeJulia

To: Approve the Confirmatory Resolution for the 30 West TIF.

Second: Bill Warren

Ayes: 4 Nays: 0

Motion Carried

**RESOLUTION NO. 15-12-10-001**

As recorded in the office of the Kosciusko County Recorder.

**In the Matter of Riverfront District Letter:**

Chad Miner, County Attorney, stated there have not been any changes made to the letter since the last time the Commission reviewed it. Bill Warren said it has been 3 months or more since they have tried to get this letter out. Warren stated their hope is to create a conversation, and he thinks the letter needs to be sent to the state as it is to get that conversation started as soon as possible. Warren made a motion to approve the letter, get it signed, and get it sent as quickly as possible. Bruce Woodward noted that Fort Wayne has essentially done the same thing for most of their downtown district. Larry Teghtmeyer questioned if it was important to mention changing this law throughout the state in the last paragraph of the letter. Teghtmeyer wondered if it should be targeted at Kosciusko County instead. Henry DeJulia felt a broader scope would be better. The Commission agreed the letter is to start a conversation with the state and perhaps, get someone to come and answer questions and the broader scope was the best approach.

Motion: Bill Warren

To: Approve Riverfront District Letter to  
send to the state.

Second: Larry Teghtmeyer

Ayes: 4 Nays: 0

Motion Carried

**In the Matter of KEDCo:**

George Robertson, President of KEDCo, came before the Commission to give a year-end report on the Economic Development. Robertson stated there were 3 active prospects during the week of Thanksgiving. Robertson noted November and December are typically slow months for economic development, but that is not the case this year. Robertson said there could be another announcement made before the end of the year as well as an announcement in January 2016. Robertson stated there are now 850 new manufacturing jobs so far this year and \$65 million in new capital investment. This is more than any given year. Robertson said the challenge and focus next year will be workforce development in order to meet the needs of existing businesses and businesses that want to come here with a skilled workforce.

Being no further business, the meeting was adjourned.