

**KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION**  
**Courthouse, Old Courtroom**  
**Tuesday, January 2, 2018**

The Kosciusko County Redevelopment Commission met at 1:00 p.m. on Tuesday, January 2, 2018, for the mandatory January meeting, in the Old Courtroom, Kosciusko County Courthouse. Members present included: Henry DeJulia, Bruce Woodward, Jan Orban, Joni Truex and Jeremy Mullins. Also present for the meeting were County Auditor, Michelle Puckett.

Bruce Woodward called the January 2, 2018 meeting to order.

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

County Auditor, Michelle Puckett, swore in the following members of the Redevelopment Commission for 2018: Henry DeJulia, Bruce Woodward, Jan Orban and Joni Truex.

**In the Matter of Election of Commission President for 2018:**

President Bruce Woodward opened the floor for nomination of officers for 2018. Jan Orban made a motion to elect Bruce Woodward as President, Henry DeJulia as Vice President and Joni Truex as Secretary. The County Auditor, Michelle Puckett, will be the treasurer. Woodward welcomed the newest school board member, Jeremy Mullins.

Motion: Jan Orban

Second: Henry DeJulia

Ayes: 4                      Nays: 0

Motion Carried

To: Elect the following officers: Bruce Woodward as President, Henry DeJulia as Vice President and Joni Truex as Secretary for 2018.

**In the Matter of Approving the minutes from the June 8, 2017 Meeting:**

Motion: Jan Orban

Second: Joni Truex

Ayes: 4                      Nays: 0

Motion Carried

To: Approve the June 8, 2017 Meeting Minutes as presented.

**In the Matter of Tourism in the county:**

Dave Taylor came before the Commission to give a brief update on the County's tourism and how important it is to our county. Taylor touched on the following findings from the Economic Impact study for Kosciusko County.

- Tourism and travel industry contributed to \$162.2 million to Kosciusko County's economy in 2015, compared to \$122.8 million in 2010.
- Tourism industry generated over \$38.7 million in tax revenues, with \$7.5 million locally, compared to total taxes in 2010 were \$28.9 million.
- A total of 1,935 jobs in Kosciusko County resulted from the industry in 2015 compared to 1,699 in 2010.
- Residents of Kosciusko County spent an additional \$18.1 million with the local tourism industry. This direct spending created 241 jobs.

- Expenditures by category showed that food and beverage, attractions, and shopping purchases accounted for nearly three out of every four dollars spent.

Taylor shared information from the BioCrossroads report stating a county needs to have community enhancement programs. Such as; cultural and recreational amenities including a farmer's market, child care, adult education, youth education, access to extracurricular children's activities such a music and are classes, and options for child care and pre-schools are crucial to the overall vitality of the region and can enhance o inhibit the industry's ability to recruit and retain talent. An actual or perceived lack of amenities can act as an impediment to recruiting and retaining the top talent and is essential to the long-term success of the orthopedics sector.

Taylor stated that Warsaw cannot support all of the amenities that may be desirable. Taylor shared that by embracing a larger regional approach involving, Ft, Wayne, South Bend and surrounding counties. Partnerships between Warsaw and contiguous cities could bring additional cultural opportunities to the area.

Taylor stated they are looking at moving the Fine Arts Museum to the Old Warsaw City Building to expand their art display. They have been asked to partner with Cardinal Services, Local Schools and the Wagon Wheel. Taylor shared they are hopeful to work with the Wagon Wheel and offer weekend packages that would bring tourism to the county. The packages would allow the visitor's to tour the museum and then attend a show at the Wagon Wheel in the evening and an overnight stay at one of the local hotels.

Taylor did state they would be charging an admissions fee for the Art Museum to help with operating expenses. Taylor stated they are trying to raise the money internally via private donations. The goal is to not use any tax dollars and be self-sustaining.

**In the Matter of Housing in the county:**

George Robertson, KEDCo President, stated the housing in the county continues to be an issue and they are continuing to look for solutions to this problem. Robertson stated there will be two (2) possible new announcements in the next thirty (30) days, which is great for the county and community, but housing and workforce will continue to be an issue. Robertson stated they are and will continue to work on programs for skilled workers. Robertson shared the skilled trade classes being offered at Ivy Tech are going very well. The requirements for the applicants are they are 18 years of age, underemployed, and a resident of one of the five (5) counties (Kosciusko, Wabash, Whitley, Huntington and Noble). Robertson continued to stress the lack of workforce housing and how big of an issue it is becoming for our community and business growth. Robertson stated the schools in the county are finding it difficult to recruit teachers to our area due to housing shortages.

**In the Matter of 2018 Meeting Dates:**

Bruce Woodward, President, asked for approval of March 8, June 14, September 13 and December 13, 2018 along with the first meeting in 2019 on January 2<sup>nd</sup>.

Motion: Henry DeJulia

Second: Jan Orban

Ayes: 4

Nayes: 0

Motion Carried

To: Approve the Quarterly meeting dates of March 8, June 14, September 13, and December 13 of 2018 and January 2, 2019.

Being no further business, the meeting was adjourned.

**KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION  
Courthouse, Old Courtroom  
Tuesday, March 8, 2018**

The Kosciusko County Redevelopment Commission met at 1:00 p.m. on Tuesday, March 8, 2018, for the mandatory January meeting, in the Old Courtroom, Kosciusko County Courthouse. Members present included: Bruce Woodward, Jan Orban, Joni Truex, and David Mayer. Also present for the meeting was County Auditor, Michelle Puckett.

Bruce Woodward called the March 8, 2018 meeting to order.

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

County Auditor, Michelle Puckett, swore in the following member of the Redevelopment Commission for 2018: David Mayer

**In the Matter of Approving the minutes from the January 2, 2018 Meeting:**

Motion: Jan Orbin

Second: Joni Truex

Ayes: 3

Nayes: 0

Motion Carried

David Mayer Abstained

To: Approve the January 8, 2018 Meeting Minutes as presented.

**In the Matter of KEDCo Quarterly Update:**

George Robertson, KEDCo President, came before the Commission and gave a Quarterly update. Robertson stated that since KEDCo was formed in 2010 and over the past eight years the county has an average of Three Hundred (300) new manufacturing jobs each year and a Twenty Thousand Dollars (\$20,000) to Thirty Thousand Dollars (\$30,000) increase in Capital Investments per year. Robertson stated these numbers indicate that the County is doing very well.

Robertson shared that a National publication's list of the top "micropolitan" areas for facility investments last year includes six Indiana cities. Overall, Site Selection magazine says Indiana ranked sixth in the U.S. The publication says qualifying cities and towns are statistical areas with one or more adjacent county that have at least one urban core area of 10,000-50,000 people and adjacent territory "that has a high degree of social and economic integration with the core as measured by communities." The six Indiana cities were: Angola, Auburn, Marion, New Castle, Warsaw and Wabash. Robertson stated that with three of the cities listed from the Northeast Indiana just goes to show that we have a lot to offer her in our region.

Robertson stated Kosciusko County had been projected to have a population increase from 2015-2050 by 10-30%, which the population for our county has been increasing. The projected median age for our county is mid 40's which is idea for this counties growth.

Robertson stated the State has been sending several large prospects to the counties, but they are too big for the real estate we have available here in Kosciusko County. Robertson shared that real estate and housing will and continue to be an increasing problem across the board.

Workforce development continues to be the biggest challenge for our county. The Machinist position is the number one skilled worker that we lack in. Robertson stated the funds they have been using to support the classes and training for the Machinist positions will run out after this next class. Robertson stated they have applied for a "Skills Up" Grant through the State.

Robertson stated that the higher end jobs are men and the lower end jobs are women, but according to employer's women are better machinist and skilled workers. Robertson stated they are looking at ways to get more women trained for the skilled worker positions.

**In the Matter of Other Business:**

Bruce Woodward will be attending a Housing Seminar.

Being no further business, the meeting was adjourned.

**KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION  
Courthouse, Old Courtroom  
Wednesday, June 14, 2018**

The Kosciusko County Redevelopment Commission met at 1:00 p.m. on Tuesday, June 14, 2018, for the June meeting, in the Old Courtroom, Kosciusko County Courthouse. Members present included: Henry DeJulia, Bruce Woodward, Jan Orban, Joni Truex, Jeremy Mullins and David Mayer. Also present for the meeting was County Auditor, Michelle Puckett.

Henry DeJulia called the June 14, 2018 meeting to order.

**In the Matter of Approving the minutes from the March 8, 2018 Meeting:**

Motion: Joni Truex

To: Approve the March 8, 2018 Meeting  
Minutes as presented.

Second: David Mayer

Ayes: 4            Nays: 0

Motion Carried

**In the Matter of KEDCo Quarterly Update :**

George Robertson, KEDCo President, came before the Commission and gave a brief quarterly update. Robertson presented several articles on workforce development and how it has evolved over the years. Robertson stated that in 2010 the concern was how to keep existing companies and how to attract new ones but today, we have a workforce shortage that he associates with a housing shortage. Robertson stated that our efforts now need to focus on developing incentives for workers to want to move into the county. Robertson stated that the county already has much of what the next generation is migrating toward, including safety, quality K-12 education and good paying jobs but what the county is lacking is affordable housing. Robertson's suggestion is to establish a housing development director. Currently there are none in Indiana, which Robertson states would give Kosciusko County a leg up in competing for workers. Robertson stated that KEDCo will be redirecting their mission and re-evaluating their strategies going forward and looking at ways to improve the area in order to entice more workers.

**In the Matter of Louis Dreyfus Drainage Project:**

Jim Moyer, Assistant Surveyor, came before the Commission at the request of the Commission for an update on the Louis Dreyfus project. Moyer stated that the Surveyor, who is currently away at Surveyors' conference, is working diligently with Louis Dreyfus and the people in the community to establish the best possible outcome. Moyer respectfully requested more time, explaining that the Surveyor is not delegating the work, but rather performing the work himself.

In addition, a letter was submitted by the Surveyor, Mike Kissinger, with his update on the project, indicating that due to a new railroad culvert being installed at the Louis Dreyfus facility, an extremely large volume of water was discharged in a short period of time into the area and that it is now necessary to enlarge approximately 600' of existing 18-21" tile to 36" tile. By Louis Dreyfus agreeing to temporarily stop their cooling pond discharge into the county drain, it is allowing the county to plan for the tile enlargement project in a more controlled manner.

**In the Matter of TIF balances:**

Michelle Puckett, Auditor, presented a report providing the current TIF information detail. Puckett stated that the Louis Dreyfus project, as mentioned above, was granted an additional appropriation in 2017 but not for 2018. If the project is projected to conclude in 2018, the Commission will need to present an additional appropriation request to the County Council in order for the funds to be available.

**In the Matter of TIF Excess AV:**

Michelle Puckett, Auditor, reported that only 3 of the TIF's currently carry a cash balance and due to the fact that the Commission is collecting cash in those 3 TIF's for future projects, it is not expected that funds will be distributed to other taxing units at this time.

Motion: Joni Truex  
Second: Jan Orban  
Ayes: 5 Nays: 0  
Motion Carried

To: Approve declaration of no excess AV  
to be released to the additional taxing  
units.

**In the Matter of New Reporting Requirements under IC 36-7-25-8:**

Michelle Puckett, Auditor, stated that effective July 1, 2018, it will be required that a member of the Redevelopment Commission must present an annual report, which is to include detailed information about each TIF that belongs to the Redevelopment Commission. The report will need to include information such as purpose, balance and long-term plan details. Joni Truex volunteered to fill the position and will begin working with the Auditor when more information regarding the details becomes available.

**In the Matter of US 30 Realignment:**

Bruce Woodward, President, introduced further business, proposing that the Commission create an advisory board to offer an opinion regarding the US 30 Realignment project, referencing the State Road 15 bypass. Woodward stated that both projects would be necessary to correct the problem and said that combining the 2 would be of significant savings to Indiana taxpayers as well as the Federal government.

Woodward referenced a public coalition meeting that he had attended and shared that Northern Indiana is one of the most heavily traveled corridors in the nation. Woodward also shared that with the toll road only offering 2 lanes each way, the high fares and the improvement of the US 30 thoroughfare into Ohio, the ease of getting to the thoroughfare is putting all the traffic through Warsaw. It is estimated that 8,200 trucks and 14,000 cars pass through on a daily basis. Those numbers are predicted to double by 2030 and with 60% of traffic just passing through, wanting to drive 70-80 mph and 40% being locals who want to drive at 45 mph, the State recognizes the issue but is not yet prepared to reconcile. Woodward stated that making US 30 stoplight free from the Ohio state line to Valparaiso has been established as a Tier 2 project, meaning it is on the radar but not yet a significant priority.

While the county has several panels of highly skilled people working to establish the best route, Woodward stated that he believes the Redevelopment Commission has significant knowledge and feels they should work toward creating a strategy, where they would be able to contribute greatly to project. Woodward asked if anyone on the Commission would be willing to serve on an advisory panel. Jeremy Mullins and David Mayer both agreed to serve with Woodward. The subcommittee will begin meeting after today's Redevelopment Commission meeting.

Being no further business, the meeting was adjourned.

**KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION  
Courthouse, Old Courtroom  
Thursday, September 13, 2018**

The Kosciusko County Redevelopment Commission met at 1:00 p.m. on Thursday, September 13, 2018, for the Quarterly meeting, in the Old Courtroom, Kosciusko County Courthouse. Members present included: Bruce Woodward, Jan Orban, and Joni Truex. Also present for the meeting were County Auditor, Michelle Puckett and County Attorney, Chad Miner.

Bruce Woodward called the September 13, 2018 meeting to order.

**In the Matter of Approving the minutes from the June 14, 2018 Meeting:**

Motion: Joni Truex  
Second: Jan Orban  
Ayes: 3                      Nays: 0  
Motion Carried

To: Approve the June 14, 2018 Meeting  
Minutes as presented.

**In the Matter of KEDCO update:**

George Robertson, KEDCo President, came before the Commission and gave a brief quarterly update. Robertson stated his successor will begin next week so Robertson can work with him till the end of his retirement in December 2018.

Robertson stated the housing initiative is KEDCo's new priority. The shortage of affordable and workforce housing is becoming a bigger and bigger issue for our county as well as many other counties. Robertson shared they will be working with the City and Towns on developing more housing in order to retain our young people and attract new employees for our employers. KEDCo will be working with realtors and having them complete a survey to get a better understanding of the types of housing that is being sought after.

Robertson stated the prospects are looking for buildings that have one hundred thousand to three hundred thousand square footage which we do not have. Robertson did share that they recently had contact with a company that was interested in a thirty thousand to fifty thousand square footage building, so there is still potential for the buildings we have.

**In the Matter of TIF Balances:**

Michelle Puckett, County Auditor, stated that Joni Truex is giving an update on TIF reporting requirements and she references the TIF balances in her reports. Puckett stated she would allow Truex to report on this for the September meeting.

**In the Matter of TIF Reporting Requirements:**

Joni Truex, Redevelopment member, came before the Commission to give an overview of the TIF reporting requirements. Truex stated per IC 36-7-25-8 the Redevelopment Commission had an annual duty to present information to taxing units. Truex gave the following report on the 2018 TIF District Updates:

- Dreyfus TIF Cash - Established in 2006 with a balance of \$194,485.67 as of 6/30/18. There was an allocation in the amount of \$111,614 that was designated and approved by the Redevelopment Commission, the Commissioners and the Council for the extension of Cauffman drain from Section Street to the west side of Clay Street and connect to the Cauffman drain. This is to alleviate flooding in the area. The allocation was originally approved in 2017, which left an expected balance of \$82,871.67. Dreyfus stopped

discharging water which lessened the severity of flooding. For cost savings the surveying is being completed by the County and the allocation was reapproved in 2018. The taxing unit is Clay Township. Truex stated the tax distribution for the spring of 2018 should be \$22,252.89.

- Dreyfus TIF Bond – Established in 2006 with a negative balance of (\$3,685,233) for taxing unit Clay Township. The spring 2018 tax distribution should be \$154,357.33 with the total Dreyfus Spring 2018 of \$176,610.22. Those will go towards the bond payment so those funds will not be available for the Redevelopment Commission to use.
- 30 West TIF – Established in 2015 with a balance of \$39,495.96 as of 6/30/18. Truex stated they will be discussing the future use of this TIF at the scheduled 12/13/18 Redevelopment Commission meeting. The balance in this TIF is accumulating and will continue to accumulate. The taxing units for this TIF are Etna, Prairie, Plain, Wayne and Harrison Townships. The spring 2018 tax distribution should be \$18,811.41.
- Van Buren TIF – Established in 1996 with a balance of \$360,056.71 as of 6/30/18 and none of these funds have been allocated. Future use of these TIF dollars will be discussed at the 12/13/18 Redevelopment Commission meeting and continued into 2019. The taxing unit is Van Buren and the spring 2018 tax distribution to this TIF should be \$47,146.52.
- Leesburg TIF – Established in 2008 with a negative balance of (\$162,058.15) as of 6/30/18 and is in debt to the CEDIT fund. All revenues are for repayment to the CEDIT/EDIT funds. The taxing unit is Plain and the spring 2018 tax distribution to this TIF should be \$29,132.17.
- CO-OP TIF – Established in 2015 with a negative balance of (\$248,068.47) as of 6/30/18 and is in debt to the CEDIT fund. All revenues are for repayment to the CEDIT/EDIT funds. The taxing units are Franklin & Seward Townships and the spring 2018 tax distribution to this TIF should be \$74,769.40.
- Trupointe TIF – Established in 2013/2015 with a negative balance of (\$941,768.61) as of 6/30/18 and is in debt to the Bond Bank. All revenues are for repayment to the Bond Bank. The taxing units are Turkey Creek and Van Burn and the spring 2018 tax distribution to this TIF should be \$73,408.16.

**Permitted uses of Tax Increment (TIF) (credited to Umbaugh and Associates)**

- Generally may be used (directly or through bonding) for capital project expenditures in or directly serving or benefitting a designated redevelopment area or economic development area.
- Public infrastructure (including utility infrastructure)
- Site acquisition, clearing and improvements for private developments
- Public safety projects (eg, fire stations or trucks) that are located in or directly serve or benefit the allocation area.
- Recreation facilities located in, serving or benefitting an allocation area and tied to an economic development or redevelopment purpose.
  
- Job training – TIF may be used on a limited basis to reimburse public and private entities for expenses incurred in training employees of industrial facilities located in the allocation area, and to fund other training and worker education programs.
- Efficiency Project – a project needed to carry out an interlocal cooperation agreement between governmental entities, or to consolidate local government services.



Truex shared very tentative ideas on permitted uses include:

- Allowing fund to grow to meet future, currently unknown, need of potential manufacturing or service industries wishing to relocate to our county where TIF district currently exists.
- Site acquisition, clearing and improvements for private developments which would include purchasing land and necessary infrastructure (streets, sewers, drainage, etc) for building of lower cost housing (\$150,000 to \$200,000 homes).
- Funding of Public infrastructure such as roads; bypasses; overpasses – possible locations U.S. 30 bypass; 1300 and Railroad crossing overpass by Truointe; 15 South and 15 North.

**2019 Meeting dates:**

Bruce Woodward, President, presented the 2019 meeting dates to the Commission. Joni Truex requested the meeting start time be changed to 1:30 PM. The Commission had no objections to the 1:30 PM start time. The mandatory meeting on January 2, 2019 will be on Wednesday at 1:00 PM.

Motion: Joni Truex

Second: Jan Orban

Ayes: 3

Nayes: 0

Motion Carried

To: Approve the 2019 Meeting dates and the new start time of 1:30 PM except for the January 2, 2019 meeting, which will begin at 1:00 PM.

**Regional Sewer District:**

Chad Miner, County Attorney, came before the Commission with a letter he drafted showing the Commissions support of the proposal that a regional sewer district be established to serve the area of Lake Tippecanoe and Lake Chapman. Joni Truex stated the County Commissioners and County Council are meeting with those affected by this sewer district on September 29, 2018 for a public meeting. Truex would like to table the consideration of signing the letter until after the public meeting on September 29, 2018.

Motion: Joni Truex

Second: Jan Orban

Ayes: 3

Nayes: 0

Motion Carried

To: Approve the request to table the decision to sign the support letter for the regional sewer district until after the public meeting on September 29, 2018.

Being no further business, the meeting was adjourned.

**KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION  
Courthouse, Old Courtroom  
Thursday, December 13, 2018**

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