

**KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION**  
**Justice Building, Video Conference Room**  
**Thursday, January 28, 2021**

The Kosciusko County Redevelopment Commission met at 1:30 p.m. on Thursday, January 28, 2021, for the mandatory January meeting, in the Video Conference Room, Kosciusko County Justice Building. Members present included: Jan Orban, Joni Truex, Adam Turner and Doug Hanes.

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

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

County Auditor, Michelle Puckett, swore in the following members of the Redevelopment Commission for 2021: Jan Orban, Joni Truex, Adam Turner and Doug Hanes.

**In the Matter of Election of Commission Officers for 2021:**

Jan Orban opened the floor for the nomination of officers for 2021. Jan Orban was asked to continue as President and she accepted. Joni Truex agreed to continue as Vice-President and Doug Hanes accepted the nomination to serve as Secretary. The County Auditor, Michelle Puckett, will be the Treasurer.

Motion: Adam Turner

Second: Joni Truex

Ayes: 4      Nays: 0

Motion Carried

To: Elect the following officers:

Jan Orban, President

Joni Truex, Vice-President

Doug Hanes, Secretary

Jan Orban called the January 28, 2021 meeting to order.

**In the Matter of Approving the minutes from the October 8, 2020 Meeting:**

Jan Orban, requested approval of the October 8, 2020 meeting minutes.

Motion: Joni Truex

Second: Doug Hanes

Ayes: 3      Nays: 0

Motion Carried

To: Approve the October 8, 2020 meeting minutes as presented.

**In the Matter of Louis Dreyfus Abatement Update:**

Joni Truex gave an update on the Louis Dreyfus Abatement, stating County Council did not approve the abatement due mainly to concerns regarding several late payments and filings. There was a brief discussion regarding the possibility of Dreyfus re-filing but there is no evidence at this time that they will pursue it.

**In the Matter of KEDCO Update:**

No one was present to give an update, however, Jan Orban stated she is hopeful Alan Tio will be available to give an update at the next regularly scheduled meeting. There was a brief discussion

regarding the KEDCO incentives handbook, which was recently presented to Council and to the Commissioners, for consideration. Further discussion of the matter is expected.

There was a discussion of having Bakertilly return for another presentation of what the Redevelopment Commission is responsible for and how it can best support its community. County Auditor, Michelle Puckett, stated she would make contact with Bakertilly and work to find a date and time that would work best for all.

There was a discussion regarding any feedback the Redevelopment Commission may wish to give to Council or to the Commissioners regarding the KEDCO incentives handbook and it was determined that the Board will wait until they have had an opportunity to meet with Bakertilly before offering a recommendation.

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

There was a discussion regarding a committee, which was in the works to gather information and discuss the possibilities of the US 30 project, but was not implemented prior the onset of the pandemic and has not been pursued to this point. The intention of the committee was to potentially form an opinion or recommendation of what the Redevelopment Commission sees as the best route, which could be shared with the US 30 Coalition and in turn possibly shared with INDOT if an opportunity would present itself further into the project. Jan Orban stated she would look into when the Coalition meets and gather more information about the status of the project.

Being no further business, the meeting was adjourned.

**KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION  
SPECIAL MEETING  
Justice Building, Video Conference Room  
Thursday, February 25, 2021**

The Kosciusko County Redevelopment Commission held a special meeting at 1:30 p.m. on Thursday, February 25, 2021, in the Video Conference Room, Kosciusko County Justice Building. Members present included: Joni Truex and Mike Metzger. Jan Orban, Adam Turner, Doug Hanes and Jeremy Mullins joined the meeting via video conference.

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

**In the Matter of Economic Development and Tax Increment Financing (TIF):**

As a refresher on what the role is of our county's Redevelopment Commission, as well as an overview of TIF and any recent updates to legislature, Andrew Mouser, CPA, Baker Tilly Municipal Advisors, gave a PowerPoint presentation via video conference.

The PowerPoint presentation, in its entirety, is attached.

Some topics of discussion on the information presented included the following:

- Sending out mailings as notices of the Annual Meeting required under IC 36-7-25-8, is not a requirement. The agenda and advertising the notice of the meeting in the newspaper is sufficient.
- Commissioner approval is not typically required when establishing an area to implement TIF, unless a bond or something more substantial is needed, but keeping the Commissioners informed and up to date is certainly encouraged.
- Residential TIFs have been established within our county. Typically, the reason to establish them is to support communities in attracting housing areas geared toward growth and development. Relationships with school boards are beneficial in the process of creating such TIFs. Members of the Redevelopment Commission attending the school board meetings was suggested and encouraged amongst board members. Dollars in these TIFs can be used for infrastructure as well as incentives.
- The lifespan of a TIF does not begin until the TIF district issues debt.
- When partnered with schools, incentives such as computers or roof replacements can be made available to the schools within the partnership.
- It is possible to reestablish a TIF once it has expired by recapturing the growth from the base to the amount of the current assessment and a change of boundaries is possible at that same time to encompass more area.
- There is no timeframe for which accumulated TIF dollars have to be spent but they do have to be used for the TIF area in which they were generated, unless the areas are located close enough to be consolidated, which must be done through the proper consolidation process.
- Annexation changes the dynamics within a TIF when it occurs but the changes are specific to each TIF and may vary depending on the agreement at the time of the annexation.

There was a brief discussion between commission members following the presentation, regarding the commitment made in 2020 to support the 1300N project. Michelle Puckett, County Auditor, reminded the commission of the \$600,000+ balance within the Van Buren TIF and stated an additional appropriation would need to be presented to County Council at their May meeting in order to meet the deadline of having the dollars available for the project. Puckett continued, stating the remainder of the funding, currently roughly \$750,000, will come from EDIT. In addition, Puckett stated County Administrator, Marsha McSherry had suggested waiting until the spring 2021 TIF installment (approximately \$50,000) but Puckett stated the project timeline does not support this.

Joni Truex made a motion to approve \$600,000 toward the project and then questions arose regarding the exact dollar amount that was pledged. There was further discussion regarding the recollection of the commitment made and Truex rescinded her motion until confirmation of the pledge amount can be obtained through meeting minutes.

Being no further business, the meeting was adjourned.

**KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION**  
**Justice Building, Video Conference Room**  
**Thursday, April 22, 2021**

The Kosciusko County Redevelopment Commission met at 1:30 p.m. on Thursday, April 22, 2021, in the Video Conference Room, Kosciusko County Justice Building. Members present included: Jan Orban, Joni Truex, Adam Turner, Doug Hanes, and Mike Metzger.

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

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

County Auditor, Michelle Puckett, swore in the following member of the Redevelopment Commission for 2021: Mike Metzger

Jan Orban called the April 22, 2021 meeting to order.

**In the Matter of Approving the meeting minutes from January 28, 2021 and February 25, 2021:**

Jan Orban, requested approval of the January 28, 2021 and February 25, 2021 meeting minutes.

Motion: Joni Truex

Second: Mike Metzger

Ayes: 5      Nays: 0

Motion Carried

To: Approve the January 28, 2021 and

February 25, 2021 meeting minutes as

presented.

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

Mike Kissinger, County Surveyor, presented an update on the Louis Dreyfus drainage project, stating the Claypool reconstruction of a county regulated drain, brought about by the expansion of Louis Dreyfus, is complete and came in under budget. Kissinger thanked the commission, stating this was the first drainage project the redevelopment commission had contributed to.

**In the Matter of KEDCO Update:**

Suzie Light, presented an update on KEDCO, stating the organization has been busy with their initiatives to convene, build and show and the staff are doing a remarkable job on the housing project, talent recruitment and the entrepreneur initiatives that are underway.

Light presented a draft of the Incentives Policy and Procedures Handbook, which was designed with the assistance of legal counsel. The policy is designed to eliminate confusion, in that if you want something, here is the application and here is how it is being reviewed.

Upon the recommendation of this Commission, Light stated, the document would then be presented to the County Commissioners as well as County Council for approval.

There was a brief discussion regarding the possibility of requiring participants to contribute financially as well as socially to the community, as a stipulation to their agreement. Comparisons were made with data from other communities and understanding that changes can

be made going forward, the Commission did not request any changes at this time and agreed to wait and see how the helpful the document is and may consider changes down the road.

Motion: Joni Truex  
Second: Adam Turner  
Ayes: 5 Nays: 0  
Motion Carried

To: Approve the recommendation of the Incentives Policy and Procedures Handbook as presented.

**In the Matter of CR1300 N:**

Michelle Puckett reminded the Commission of their previous discussion regarding financial support in the 1300N project, stating if they still intend to use Van Buren TIF funds, an additional appropriation will need to be presented to Council in June to meet the deadline of having the funds available for the project.

There was a brief discussion regarding the available balance in the TIF fund, which Puckett stated is \$602,077.81, and how much the Commission would like to contribute to the project.

Motion: Mike Metzger  
Second: Adam Turner  
Ayes: 5 Nays: 0  
Motion Carried

To: Approve \$600,000 from the Van Buren TIF fund for the 1300N project.

Joni Truex will present the additional appropriation for County Council's approval at their June meeting.

**In the Matter of TIF Review for 30 West:**

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

1. The Commission's budget for tax increment revenues collected within the allocation area is:
  - The budget is for minimal money for council approval on expenditures for future projects
2. The long-term plan for this allocation area is:
  - US 30 and housing
3. The impact of this allocation area on the overlapping taxing units is:
  - \_\_\_\_\_

*Taxing Units within the TIF-Etna, Prairie, Plain, Wayne, Harrison*

*Taxing Entities-County, Solid Waste District, Etna Twp., Triton Schools, Prairie Twp., Plain Twp., Wayne Twp., City of Warsaw Fire Territory, Warsaw Library, Warsaw Schools, Harrison Twp., Bell Memorial Library, Tippecanoe Valley Schools*

**In the Matter of TIF Review for Dreyfus:**

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

1. The Commission's budget for tax increment revenues collected within the allocation area is:
  - The budget is for minimal money for council approval on expenditures for future projects
2. The long-term plan for this allocation area is:
  - Road infrastructure and housing
3. The impact of this allocation area on the overlapping taxing units is:
  - \_\_\_\_\_

*Taxing Units within the TIF-Clay*

*Taxing Entities-County, Solid Waste District, Clay Twp., Warsaw Schools*

**In the Matter of TIF Excess AV Certification to Auditor:**

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

Motion: Doug Hanes

Second: Joni Truex

Ayes: 5 Naves: 0

Motion Carried

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

Being no further business, the meeting was adjourned.

**KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION  
SPECIAL MEETING  
Courthouse, Old Courtroom  
Thursday, June 3, 2021**

The Kosciusko County Redevelopment Commission held a special meeting at 1:30 p.m. on Thursday, June 3, 2021, in the Old Courtroom, Kosciusko County Courthouse. Members present included: Jan Orban, Joni Truex, Adam Turner, Mike Metzger, and Jeremy Mullins.

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

Jan Orban called the meeting to order.

**In the Matter of Resolution Approving Tax Deductions-Louis Dreyfus:**

Steve Snyder, Attorney for Louis Dreyfus, stated the purpose of calling for the special meeting today is because Louis Dreyfus is located within a TIF district and therefore, tax abatement approvals are required under statute, and presented the following information.

- This project is projected to add \$12,710,000 of personal property, in equipment within the expansion of the process plant. For the purpose of the abatement, current stated

employees are 122, with salaries totaling \$11,744,295, all of which will be retained. The plan includes the addition of 11 employees, adding \$926,431 worth of salaries. The project must be concluded by the end of 2022, and additional investments in real estate improvements of \$18,272,000 is estimated.

- The project is simply an expansion of what Louis Dreyfus already does, with high paid positions, including salaries and benefits with the lowest new employee earning \$77,387 with the highest being \$115,000.
- The expansion will allow for some diversities no other areas of the county are offering: such as glycerin refinery, which is a main component found in hand sanitizer. Dreyfus is an international corporation with competition within Dreyfus of attracting the money for that particular facility.
- The county has supported Dreyfus by offering all the things it has in order to keep it within the county and that is why it has remained. The benefit to the county and the region as a whole is significant.

Snyder requested a signed resolution, in order to present it to the County Council, showing the support of the Redevelopment Commission of the abatement.

Jeremy Mullins shared his support of the tax agreement, stating the more people moved into the county under the pay guidelines mentioned, the more property taxes and contributions within the schools can be recognized. In addition, Mullins shared that it is rumored that a competitor of Dreyfus is planning to construct a similar plant just 65 miles from here and stated breaks such as the proposed, will enable Dreyfus to remain competitive and at full production.

Snyder concluded, sharing the tax amounts which will be due and payable in 2021, reminding the Commission of the 2006 approved abatement, which Snyder stated is what generated the projected revenue.

Motion: Joni Truex

Second: Adam Turner

Ayes: 4 Nays: 0

Motion Carried

To: Endorse as well as approve the resolution approving tax deductions as presented.

**RESOLUTION NO. 21-06-03-001 (2021060295)**

As recorded in the office of the Kosciusko County Recorder

Being no further business, the meeting was adjourned.

**KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION**  
**Courthouse, Old Courtroom**  
**Thursday, July 8, 2021**

The Kosciusko County Redevelopment Commission met at 1:30 p.m. on Thursday, July 8, 2021, in the Old Courtroom, Kosciusko County Courthouse. Members present included: Jan Orban, Joni Truex, Doug Hanes, Adam Turner, and Jeremy Mullins.

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

Jan Orban called the meeting to order.

**In the Matter of Approving the meeting minutes from April 22, 2021 and June 3, 2021:**

Jan Orban, requested approval of the April 22, 2021 and June 3, 2021 meeting minutes, by members who were present.

Motion: Joni Truex

To: Approve the April 22, 2021 and June 3, 2021 meeting minutes as presented.

Second: Adam Turner

Ayes: 3 Nays: 0

Motion Carried

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

County Auditor, Michelle Puckett, swore in the following member of the Redevelopment Commission for 2021: Jeremy Mullins

**In the Matter of Effects of Annexation:**

Following a recent discussion on some of the effects annexation has on the county, Joni Truex requested a brief summary. County Auditor, Michelle Puckett, presented a few examples of how the county is impacted, which included the following:

- Funding
  - Income tax is divided into 2 rates; COIT (County Option Income Tax), which is based on population and EDIT, which is based on assessed value
  - Annexing properties from the county to the city or town reduces the population and the assessed value within the county, therefore reducing the amount of dollars distributed to the county and instead distributes them to the city or town
  - Excise Tax, which is collected by the BMV and distributed to the different taxing units, is based on the residency of the person it was collected from. These distributions also decrease when the population count is reduced by the annexation
- Redevelopment Planning
  - Annexation changes the geographical boundary lines of the incorporated areas Plans for redevelopment in areas where annexation occurs may need to be adjusted
  - Regulations which govern parcels, sometimes generating revenue such as building permit fees, decrease dollars for the county once the parcels are annexed
  - Circuit breakers and TIF districts play a large roll in the impacts of annexation
- Election Districts
  - Boundary lines change within election districts when areas are annexed

Further discussion included some of the following topics:



- The Mayor is currently considering some pretty significant annexations, which will include existing developments as well as projected new development at places such as the old Owens property, Park Ridge, the new Gateway, Spring Hill, and the 300 N and east of US 30 projects, which all together total over 600 lots.
- The US 30 project seems to have accelerated significantly with the new Amazon complex currently being developed toward Fort Wayne. There is an engineering study being done for INDOT along with an environmental study, which was projected to start in 5-10 years. Options to be presented to public are expected by September or October.

**In the Matter of TIF Review for Leesburg:**

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

4. The Commission's budget for tax increment revenues collected within the allocation area is:
  - \$101.67 is all that remains due on the loan of \$350,000 spent on a larger sewer pipe than originally planned from Warsaw to Leesburg. Fall tax distribution will pay off the debt and annual collections of \$30-40,000 are expected.
5. The long-term plan for this allocation area is:
  - Housing and infrastructure.
6. The impact of this allocation area on the overlapping taxing units is:
  - Approximately \$30,000

*Taxing Units within the TIF- Plain*

*Taxing Entities-County, Solid Waste District, Plain Twp., Warsaw Schools*

**In the Matter of TIF Review for Co-op:**

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

1. The Commission's budget for tax increment revenues collected within the allocation area is:
  - The current balance is \$192,177.73. Annual collections are approximately \$140,000. The last commitment was for the expansion of utilities and services in the amount of \$495,000 beginning in 2016.
2. The long-term plan for this allocation area is:
  - Business growth and housing opportunities
3. The impact of this allocation area on the overlapping taxing units is:
  - \$140,000

*Taxing Units within the TIF-Franklin, Seward*

*Taxing Entities-County, Solid Waste District, Franklin Twp., Seward Twp., Tippecanoe Valley Schools*

**In the Matter of Further Business:**

Baker Tilly:

There is opportunity for growth within the Louis Dreyfus TIF to encompass more ground. Baker Tilly should be consulted for guidance and direction if there is interest in expanding a TIF district and also to include questions regarding residential TIFs. Any interested parties who may be impacted or effected by TIFs in general, should be specifically included in the discussion, as a learning opportunity.

Meeting Dates:

Quarterly meetings, under the current schedule, do not seem to be sufficient to review the vast amount of opportunities recently discussed.

Motion: Adam Turner

To: Approve meeting on a monthly basis,  
through the end of 2021.

Second: Doug Hanes

Ayes: 4 Nays: 0

Motion Carried

Michelle will check the availability of the old courtroom for the 2<sup>nd</sup> Thursday of each month as well as the availability of Baker Tilly in August. She will then follow up with members of the commission as well as advertise the change of schedule as required.

Being no further business, the meeting was adjourned.

**KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION**  
**Courthouse, Old Courtroom**  
**Thursday, August 12, 2021**

The Kosciusko County Redevelopment Commission met at 1:30 p.m. on Thursday, August 12, 2021, in the Old Courtroom, Kosciusko County Courthouse. Members present included: Jan Orban, Joni Truex, Doug Hanes, Adam Turner, and Jeremy Mullins.

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

Jan Orban called the meeting to order.

**In the Matter of Approving the meeting minutes from July 8, 2021:**

Jan Orban, requested approval of the July 8, 2021 meeting minutes.

Motion: Joni Truex

To: Approve the July 8, 2021 meeting  
minutes as presented.

Second: Doug Hanes

Ayes: 4 Nays: 0

Motion Carried

**In the Matter of KEDCO Project Update:**

Greg Fitzloff presented an update regarding the KEDCO's housing initiative, stating the following:

- Initiative began in 2018/2019
- Residential TIF project

- Discussed bond options in order to begin projects
- Sewer and water are not available in a lot of areas
- Want to give small communities an edge by offering cost savings in new homes by working relationships between builders and developers
- Would encourage the development of farm land for residential neighborhoods, which could increase revenue through property taxes as well as contribute to the support of school districts

**In the Matter of Baker Tilly:**

Andrew Mouser, Baker Tilly, shared the following information:

- Create new or expand existing TIF area
  - There is a 5-step process to achieve this
    - Redevelopment Commission
    - Plan Commission
    - County Council
    - Tax impact statement is issued, along with a public hearing notice
    - Public hearing at the next Redevelopment meeting for Adoption of a Confirmatory Resolution
    - In any economic development areas, final approval is needed from County Council
- TIF areas reaching the end of life
  - More guidance is expected as very few areas have expired
  - Generally, no formal action is required
  - Remaining dollars remain with the Redevelopment Commission to be used under the established guidelines
- Residential TIF
  - Used to encourage housing development
  - The requirements are the same as traditional
  - There is a 1% test which looks at the entire township effected
  - Requires approval resolution from any school corporations that overlap
  - A public meeting is required for any effected neighborhood associations
  - Uses are very similar to traditional
  - Supports the ability to focus on areas within the community in need of growth

Being no further business, the meeting was adjourned.

**KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION**  
**Courthouse, Old Courtroom**  
**Thursday, September 9, 2021**

The Kosciusko County Redevelopment Commission met at 1:30 p.m. on Thursday, September 9, 2021, in the Old Courtroom, Kosciusko County Courthouse. Members present included: Jan Orban, Joni Truex, Doug Hanes, Adam Turner, and Mike Metzger.

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

Jan Orban called the meeting to order.

**In the Matter of Approving the meeting minutes from August 12, 2021:**

Jan Orban, requested approval of the August 12, 2021 meeting minutes.

Motion: Doug Hanes

Second: Joni Truex

Ayes: 4 Nays: 0

Mike Metzger Abstained

Motion Carried

To: Approve the August 12, 2021 meeting minutes as presented.

**In the Matter of KEDCO Update:**

Greg Fitzloff presented an update on KEDCO's projects, stating the following:

- Louis Dreyfus expansion project is ongoing
- Milford has approved the tax abatement for the CTB conference center expansion
- Williamsburg Marine in Milford will be doubling their facility by adding 30,000 sq. ft.
- Paragon will be announcing an expansion later in the month
- There are other ongoing projects in Warsaw, Etna Green, Pierceton and other areas
- There are currently 15 housing projects spanning 8 different communities
  - Meeting with area homebuilders later in the month
  - The majority of the projects will be single-family residences, with 4 being multi-family apartment types
- Working to attract talent by posting jobs available within the area
- Continuing to utilize the revolving loan fund for Covid-relief to assist small businesses
- A journalist for a national magazine will be visiting the area this month to offer some recognition of what the county has to offer
- In mid-October, the President/CEO of the Indiana Economic Development Corporation will be spending a day looking over some of the orthopedic and other manufacturing operations throughout the county

Being no further business, the meeting was adjourned.

**KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION  
Courthouse, Old Courtroom  
Thursday, October 14, 2021**

The Kosciusko County Redevelopment Commission met at 1:30 p.m. on Thursday, October 14, 2021, in the Old Courtroom, Kosciusko County Courthouse. Members present included: Jan Orban, Joni Truex, and Mike Metzger.

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

Jan Orban called the meeting to order.

**In the Matter of Approving the meeting minutes from September 9, 2021:**

Jan Orban, requested approval of the September 9, 2021 meeting minutes, by members who were present.

Motion: Joni Truex  
Second: Mike Metzger  
Ayes: 3 Naves: 0  
Motion Carried

To: Approve the September 9, 2021 meeting minutes as presented.

**In the Matter of Approval of 2022 Meeting Dates:**

There was a brief discussion regarding the number of meetings necessary to operate efficiently.

Motion: Joni Truex  
Second: Mike Metzger  
Ayes: 3 Naves: 0  
Motion Carried

To: Table the discussion until the next scheduled meeting on November 18, 2021.

**In the Matter of TIF Review for Van Buren:**

The following financial information was presented and reviewed:

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

1. The Commission's budget for tax increment revenues collected within the allocation area is:
2. The long-term plan for this allocation area is:
  - Let balance grow
3. The impact of this allocation area on the overlapping taxing units is:

*Taxing Units within the TIF- Plain*

*Taxing Entities-County, Solid Waste District, Plain Twp., Warsaw Schools*

**In the Matter of TIF Review for TruPointe:**

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

1. The Commission's budget for tax increment revenues collected within the allocation area is:
2. The long-term plan for this allocation area is:
  - TruPointe continues to pay down the bond bank
3. The impact of this allocation area on the overlapping taxing units is:

*Taxing Units within the TIF-Franklin, Seward*

*Taxing Entities-County, Solid Waste District, Franklin Twp., Seward Twp., Tippecanoe Valley Schools*

Being no further business, the meeting was adjourned.

**KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION**  
**Courthouse, Old Courtroom**  
**Thursday, November 18, 2021**

The Kosciusko County Redevelopment Commission met at 1:30 p.m. on Thursday, November 18, 2021, in the Old Courtroom, Kosciusko County Courthouse. Members present included: Jan Orban, Joni Truex, Doug Hanes and Adam Turner.

Jan Orban called the meeting to order.

**In the Matter of Approving the meeting minutes from October 14, 2021:**

Jan Orban, requested approval of the October 14, 2021 meeting minutes, by members who were present.

Motion: Joni Truex

Second: Jan Orban

Ayes: 2            Nays: 0

Motion Carried

To: Approve the October 14, 2021  
meeting minutes as presented.

**In the Matter of KEDCO Update:**

Alan Tio gave an update, which included the following:

- Focused on entrepreneurship and having an innovation facility in order to best support entrepreneurs
- Working countywide to promote more housing developments and partnering with developers to provide housing based on the needs of leading employers in the area-the revolving loan fund is progressing and is available for some of the costs
- Work continues on talent recruitment and how to best entice people to want to move to the community
- Striving to sustain and grow the agribusiness economy, the orthopedic sector and the recreation sector

Greg Fitzloff presented an update on KEDCO's major events over the past month, which included the following:

- We have recently had 2 major industrial prospect visits to the county
- A new company, called Home Designs, will be moving into the former Wabash Valley Manufacturing facility in Silver Lake
- Update on housing projects:
  - Milford: there is a purchase agreement for the property
  - 2 projects in Syracuse: old elementary school is going to be apartments and Dr Larry Alan is developing 40 units for senior community living
  - Southshore is under new ownership
  - Warsaw: Dale Custer's project across from the county highway garage on old 30 is a 100-unit development
  - Pierceton: waiting on final appraisal
  - Claypool: requesting grant for wastewater pond for further development

- Etna Green 2 projects: Commercial/Industrial and housing across from the park
- Since Etna Green does not have a redevelopment commission, they have requested the County Redevelopment Commission act as their agent as they go through the process of establishing a residential TIF. If approved, the town of Etna Green will pass the appropriate resolution at their next meeting.

Motion: Joni Truex  
Second: Adam Turner  
Ayes: 4 Nays: 0  
Motion Carried

To: Approve the request to act as the agent for Etna Green for the purpose of establishing a residential TIF (with the understanding any expenses are the obligation of Etna Green).

**In the Matter of Approval of 2022 Meeting Dates:**

There was a brief discussion regarding the number of meetings necessary to operate efficiently.

Motion: Joni Truex  
Second: Doug Hanes  
Ayes: 4 Nays: 0  
Motion Carried

To: Approve meeting every other month in 2022, with meeting dates as follows:  
January 3, 2022  
March 10, 2022  
May 12, 2022  
July 14, 2022  
September 8, 2022  
November 10, 2022

Being no further business, the meeting was adjourned.

**KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION  
Courthouse, Old Courtroom  
Thursday, December 9, 2021**

The Kosciusko County Redevelopment Commission met at 1:30 p.m. on Thursday, December 9, 2021, in the Old Courtroom, Kosciusko County Courthouse. Members present included: Jan Orban, Joni Truex, and Doug Hanes.

Jan Orban called the meeting to order.

**In the Matter of Approving the meeting minutes from November 18, 2021:**

Jan Orban requested approval of the November 18, 2021 meeting minutes.

Motion: Doug Hanes  
Second: Joni Truex  
Ayes: 3 Nays: 0  
Motion Carried

To: Approve the November 18, 2021 meeting minutes as presented.

**In the Matter of KEDCO Update:**

Alan Tio gave an update, which included the following:

- Have spent much of the year focused on the housing initiative and would like to also look at industrial development
- Shovel-ready sites to consider should be evaluated which would require approval to proceed as well as some additional funding
- \$25,000 would provide professional services such as civil engineering for 3-5 sites

Motion: Joni Truex

Second: Doug Hanes

Ayes: 3 Nays: 0

Motion Carried

To: Table the request to the January 3, 2022 meeting for further discussion.

**In the Matter of Meeting Livestream Policy:**

There was a brief discussion regarding the Resolution Establishing the Policy by Which Members of the Kosciusko County Redevelopment Commission May Participate by Electronic Means of Communication A/K/A Electronic Meeting Policy presented for consideration.

Motion: Doug Hanes

Second: Joni Truex

Ayes: 3 Nays: 0

Motion Carried

To: Approve the Resolution Establishing the Policy by Which Members of the Kosciusko County Redevelopment Commission May Participate by Electronic Means of Communication A/K/A Electronic Meeting Policy as presented.

**RESOLUTION NO. 21-12-09-001 (2021121826)**

As recorded in the office of the Kosciusko County Recorder

**In the Matter of Any Further Business:**

Upon Doug Hanes' request for an update on the Owens property, Alan Tio offered the following:

- The housing initiative is to respond to the market potential for additional workforce housing
- The market study supports the potential for 40-60 rental units in the downtown area
- Working closely with the city to encourage downtown residential growth has led to acquiring the Owens property, and an adjacent property and then working to identify a developer
- Still working through the process, hoping by 2023 there will be some new options for housing in downtown Warsaw

There was a brief discussion regarding the impacts of the pandemic on the study and Tio confirmed it did not impact the numbers.

Being no further business, the meeting was adjourned.