

KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION
Courthouse, Old Courtroom
Tuesday, January 3, 2023

The Kosciusko County Redevelopment Commission met at 1:30 p.m. on Monday, January 3, 2023, for the mandatory January meeting, Old Courtroom, Kosciusko County Courthouse. Members present included: Jan Orban, Joni Truex, Doug Hanes, and Dan Thystrup.

Also present for the meeting was County Auditor, Rhonda Helser.

Joni Truex called the January 3, 2023 meeting to order.

IN THE MATTER OF APPROVING THE 11-10-2022 MEETING MINUTES:

Joni Truex requested approval of the November 10, 2022 meeting minutes, from those who were present.

Motion: Dan Thystrup

Second: Jan Orban

Ayes: 3 Nays: 0

Motion Carried

To: Approve the November 10, 2022 meeting minutes as presented.

IN THE MATTER OF KEDCO UPDATE:

Alan Tio, KEDCO CEO, was present to give the update, stating that they are continuing efforts around housing, talent, and entrepreneurship. He brought forward the desire to put together a professional services/agency agreement for KEDCO, which would outline responsibilities and expectations. Further research was suggested to best support the commission.

Joni asked for clarification as to why they would need to pay in addition to the current agreement. Alan Tio stated that he was not suggesting any funding to the agreement, but more to the point of having the outlined tasks. Due to attendance, Joni tabled the discussion until after the swearing in of the members farther within the meeting. She mentioned that it made sense to label out the details.

IN THE MATTER OF SWEARING IN THE COMMISSION:

County Auditor, Rhonda Helser, swore in the following members of the Redevelopment Commission for 2023: Jan Orban, Joni Truex, Doug Hanes, and Dan Thystrup.

IN THE MATTER OF ELECTION OF COMMISSION OFFICERS FOR 2023:

Joni opened the floor for the nomination of 2023 officers. Dan Thystrup suggested that all positions stay the same, and with agreement from the rest of the commission, Dan made a motion.

Motion: Dan Thystrup
Second: Doug Hanes
Ayes: 4 Nays: 0
Motion Carried

To: The officers remain the same as
Joni Truex-President
Jan Orban-Vice President
Doug Hanes- Secretary

Joni Truex put a hold on the Redevelopment meeting, opening the Etna Green and South Shore meetings.

IN THE MATTER OF ETNA GREEN PUBLIC HEARING MEETING:

With no one to speak in favor or opposition of the Etna Green TIF District, Joni took a motion to close out the Etna Green Meeting to the public.

Motion: Dan Thystrup
Second: Doug Hanes
Ayes: 4 Nays: 0
Motion Carried

To: Close the Etna Green Public Meeting
to the public.

IN THE MATTER OF ETNA GREEN TIF DISTRICT RESOLUTION:

Adam Tuner, Redevelopment Attorney, gave an overview of the TIF creation process from the last few months, noting the goal to adopt the plan. He went over the future steps regarding the resolution process.

Motion: Jan Orban
Second: Dan Thystrup
Ayes: 4 Nays: 0
Motion Carried

To: Approve the Etna Green Resolution,
number to be determined, as presented.

Further discussion was held regarding the Triton School Corporation school board meeting which approved and updates on the 1% test. The 1% test showed similar results to the previous test. Tax impact study will also be completed and will come after approval from the Etna Green Town Council. Further processes were discussed.

IN THE MATTER OF KEDCO GUIDELINE AGREEMENT:

Further discussion was held on the KEDCO agreement to update members who were absent during the first part of the meeting. Doug agreed to attend the future meeting with KEDCO.

IN THE MATTER OF ADAM TURNER AGREEMENT:

Adam Turner, Redevelopment Attorney, presented a service agreement between himself and the Redevelopment Commission for approval. This would cover his services for the remainder of the year and the requested \$2,000.00 retainer fee. His past expertise and abilities were discussed and further clarification was given to the process regarding billing payments and balance accounts.

Motion: Doug Hanes
Second: Jan Orban
Ayes: 4 Nays: 0

To: Approve the Adam Turner Agreement
with the Redevelopment Commission, as
presented.

Motion Carried

IN THE MATTER OF SOUTH SHORE PUBLIC HEARING MEETING:

Joni closed the Redevelopment Meeting and opened the South Shore Meeting to the public. To speak in favor of the Residential TIF creation was, Terry Sweeny of KEDCO. He stated that they are trying to move through the timeline and would like to get the resolution passed today, if possible.

With no one to speak against the Residential TIF creation, Joni accepted a motion to close the open portion of the South Shore Meeting.

Motion: Doug Hanes
Second: Dan Thystrup
Ayes: 4 Naves: 0
Motion Carried

To: Close the open portion of the Residential TIF Creation for South Shore.

IN THE MATTER OF SOUTH SHORE TIF CREATION RESOLUTION:

Discussion was held regarding the process and timeline updates for the TIF located in Turkey Creek Township. The tax study and school board approval were also discussed.

Motion: Doug Hanes
Second: Dan Thystrup
Ayes: 4 Naves: 0
Motion Carried

To: Approve the South Shore Resolution, as presented.

IN THE MATTER OF FURTHER BUSINESS:

Dan Spalding, from News Now Warsaw, asked if these resolutions were moving along the same path. It was confirmed that this was the case. He also requested the importance of having schools involved with the process. Acreage was also discussed.

Being no further business, the meeting was adjourned.

**KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION
Courthouse, Old Courtroom
Thursday, March 9, 2023**

The Kosciusko County Redevelopment Commission met at 1:30 p.m. on Thursday, March 9, 2023, in the Old Courtroom, Kosciusko County Courthouse. Members present included: Joni Truex (Virtual), Jan Orban, Doug Hanes, Mike Metzger, Brad Johnson, Dan Thystrup (Virtual) and Attorney, Adam Turner. Votes were made by roll call.

Also present for the meeting was County Auditor, Rhonda Helser.

Jan Orban called the March 9, 2023 meeting to order.

In the Matter of Swearing in of Commission Member:

County Auditor, Rhonda Helser, swore in Redevelopment Commission 2023 members, Brad Johnson and Mike Metzger.

In the Matter of Approving the Minutes from the January 3, 2023 Meeting:

Jan Orban requested approval of the January 3, 2023 meeting minutes.

Motion: Doug Hanes

Second: Dan Thystrup

Ayes: 6 Nays: 0

Motion Carried

To: Approve the January 3, 2022 meeting minutes as presented.

In the Matter of Etna Green TIF:

Adam Turner, Redevelopment Attorney, gave a process overview of the Etna Green Residential TIF. Etna Green does not have their own Redevelopment Commission; therefore, Kosciusko County's Redevelopment Commission is working on their behalf.

Andy Mouser, Baker Tilly Senior Manager, also introduced the Etna Green TIF Project, and presented additional information. He stated that the impact statements were delivered within the proper time frame. According to the study, the completion of the project is dependent on the ability to build out.

Adam Turner, Redevelopment Attorney, opened the Etna Green TIF Hearing to the public.

With no one present to speak on behalf or against the Etna Green TIF project, Jan Orban formally closed the hearing to the public.

Motion: Doug Hanes

Second: Mike Metzger

Ayes: 6 Nays: 0

Motion Carried

To: Adopt the confirmatory resolution as presented.

In the Matter of KEDCO Update:

Terry Sweeney, KEDCO Project Director, presented an update regarding the following housing initiatives:

- Milford, South Shore County Club, Claypool, Mentone, Leesburg, and Winona Lake.

Being no further business, the meeting was adjourned.

KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION

**Courthouse, Old Courtroom
Thursday, May 11, 2023**

The Kosciusko County Redevelopment Commission met at 1:30 p.m. on Thursday, May 11, 2023, in the Old Courtroom, Kosciusko County Courthouse. Members present included: Joni Truex (via Zoom), Jan Orban, Doug Hanes, Dan Thystrup, and Attorney, Adam Turner.

Also present for the meeting was County Auditor, Rhonda Helser. Baker Tilly Representative Andy Mouser & Alan Tio from KEDCO were also present via Zoom.

Joni Truex participated in the meeting virtually. For clarity, each vote was made by a roll call vote.

Jan Orban called the meeting to order.

IN THE MATTER OF APPROVING THE MARCH 9, 2023 MINUTES:

Jan Orban requested approval of the March 9, 2023 meeting minutes.

Motion: Doug Hanes

Second: Dan Thystrup

Ayes: 4 Nays: 0

Motion Carried

To: Approve the March 9, 2023 meeting minutes as presented.

IN THE MATTER OF KEDCO UPDATE:

Alan Tio, KEDCO CEO, presented an update which included the following information:

- They are working with town of Etna Green housing strategy, and they are ready to issue a request of proposal for a builder developer. Doug Hanes was identified and appointed as a member representing the Redevelopment Commission in reviewing, interviewing, and overseeing builder processes for the South Shore TIF.

- 1300 N, 15 N, and South Shore Area proposals for Engineering heads, they will report back to the Commission for recommendations. They also recommend the same process for the US. 30 West corridor.

- Terry Sweeny, KEDCO Project Director, presented that they are working on Workforce housing in Claypool, Mentone, and Leesburg.

Motion: Dan Thystrup

Second: Joni Truex

Ayes: 4 Nays: 0

Motion Carried

To: Appoint Doug Hanes to help with reviewing builder projects for Etna Green.

IN THE MATTER OF TIF EXCESS AV CERTIFICATION TO AUDITOR:

As an annual requirement of the state, Rhonda Helser presented that there is no excess TIF balance to be distributed.

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

To: Approve to continue to leave the Excess Value in the Excess Fund, as presented.

IN THE MATTER OF SOUTH SHORE PUBLIC HEARING MEETING:

Jan Orban opened the discussion and South Shore Public Hearing upon no written remonstrates from Rhonda Helser's Office,

Adam Turner, Redevelopment Attorney, presented steps of the TIF process. Andy Mouser, Baker Tilly Representative, presented via Zoom, that the preliminary numbers have been ran and they are in confirmation. He stated there were legislative changes, removing the requirement of the 1% test, effective July 1^s. The tax impact statement was sent out on April 27th and confirmed delivered to all of the overlapping tax units. A copy of a public notice hearing and impact statement was also sent out on April 28th. Further insight is needed on the requirements for filing a spending plan vs. budget. This document cannot be altered and they will need to reach out to Terry Sweeny or Alan Tio (KEDCO) for guidance. Additional guidance on spending flexibility will come through the DLGF.

Adam Turner, Redevelopment Attorney, stated that the Confirmatory Resolution has met all requirements and the commission may close the hearing and proceed with a vote.

With no one to speak in favor or opposition of the South Shore TIF District, Jan Orban officially closed the public hearing.

Motion: Dan Thystrup
Second: Doug Hanes
Ayes: 4 Nays: 0
Motion Carried

To: Approve the South Shore Confirmatory Resolution 23-05-11-001, as presented.

RESOLUTION NO. 23-05-11-001 (2023050449)

As recorded in the office of the Kosciusko County Recorder

Commissioner Joni Truex requested that Andy Mouser, Baker Tilly, keep them informed of the changes. Alan Tio invited everyone to attend the Redevelopment Association of Indiana webinar.

Being no further business, the meeting was adjourned.

KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION
Courthouse, Old Courtroom
Thursday, July 13, 2023

The Kosciusko County Redevelopment Commission met at 1:30 p.m. on Thursday, July 13, 2023, in the Old Courtroom, Kosciusko County Courthouse. Members present included: Joni Truex, Jan Orban, Doug Hanes, Mike Metzger, Dan Thystrup, and Attorney, Adam Turner.

Also present for the meeting was County Auditor, Rhonda Helsler.

Joni Truex called the meeting to order.

In the Matter of Election of Commission Officers for 2023:

Joni Truex, President presented a change in officers due to a 2023 legislative change in HB1454, IC 36-7-14-8, as amended-authored by Craig Snow of Winona Lake, IN. It reads “The president and vice president shall not have the same appointing authority”. This change was effective July 1, 2023.

Therefore, the following new officers were chosen. Joni Truex, President, Doug Hanes, Vice-President, Dan Thystrup, Secretary, County Auditor Rhonda Helsler, Treasurer, Jan Orban and Mike Metzger, Members.

Motion: Doug Hanes
Second: Dan Thystrup
Ayes: 4 Nays: 0
Motion Carried

To: Approve the change in officers as presented.

In the Matter of Approving the minutes from the May 11, 2023 Meeting:

Doug Hanes requested approval of the May 11, 2023 meeting minutes.

Motion: Doug Hanes
Second: Dan Thystrup
Ayes: 4 Nays: 0
Motion Carried

To: Approve the May 11, 2023 meeting minutes as presented.

In the Matter of Claims Discussion:

There was a discussion regarding a prior claim from Attorney Adam Turner for retainer fees. It was determined that it was paid out of the wrong fund. An adjustment from #1112-35021-000-000 will be done to correct this error. Each TIF will have a deduction correction of \$400.00. Future claims that are to be paid will be presented to the Commission for a vote and signed by the President.

In the Matter of KEDCO update:

Alan Tio, CEO, presented 2 proposals for the commission to consider. The following information was provided.

Cary Groninger, County Commissioner gave his endorsement to the

Commission to use a consultant in order to help with the project.

Jan Orban commented that she and Alan Tio had met with the companies prior and thought that USI would be more in line with what they are wanting to do in that area.

CR 1300 North corridor

Area Development Strategy	Small Area Plan
Abonmarche	USI Consultants
<ol style="list-style-type: none"> 1. Project kickoff meeting 2. Communications strategy & project website 3. Context analysis 4. Preliminary inventory and existing conditions report 5. Transportation and utility systems analysis 6. Create the future land use and development strategy 7. Preliminary future land use and development strategy presentation 8. Community open house 9. Compile draft study 10. Funding opportunities 11. Present draft strategy to steering committee 12. Final strategy presentations 	<ol style="list-style-type: none"> 1. Initial mapping and research 2. Steering committee kickoff meeting 3. Initial concept development (2) 4. Committee review meeting 5. Concept refinement 6. Open house or focus group meetings 7. Final concept and executive summary 8. Presentation and adoption
330 days to final strategy presentations	120 days to final concept and executive summary, additional 60 days to presentation and adoption
Lump sum total \$69,850	Not to exceed \$57,700

A brief discussion was held by the Commission. They agreed to ask the companies to meet with them virtually on August 10, 2023 at 1:30 pm to go over the proposals. Joni Truex added that she will invite Area Planning department to the meeting. Steve Moriarty, Highway Superintendent commented that the Commission should have a short scope of work and a timeframe that they are needing for this project and offered his help in the matter.

Motion: Doug Hanes

Second: Jan Orban

Ayes: 4 Nays: 0

Motion Carried

To: Approve the August 10, 2023 virtual meeting to go over proposals presented for the CR 1300 N Corridor.

In the Matter of TIF Review for Van Buren:

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

1. The Commission's budget for tax increment revenues collected within the allocation area is:
 - \$285,659.08
2. The long-term plan for this allocation area is:
 - To let the balance grow for future use
3. The impact of this allocation area on the overlapping taxing units is:
 - Future improvements and infrastructure possibilities

Taxing Units within the TIF-Van Buren

Taxing Entities-County, Solid Waste District, Van Buren Twp., Wawasee Schools, Milford Library

In the Matter of TIF Review for Co-op:

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

1. The Commission's budget for tax increment revenues collected within the allocation area is:
 - \$485,312.68 with annual collections of approximately \$140,000 per year
2. The long-term plan for this allocation area is:
 - Business, housing & highway growth
3. The impact of this allocation area on the overlapping taxing units is:
 - An annual impact of \$140,000 growth

Taxing Units within the TIF-Franklin, Seward

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

In the Matter of TIF Review for Leesburg:

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

1. The Commission's budget for tax increment revenues collected within the allocation area is:
 - \$168,873.72
2. The long-term plan for this allocation area is:
 - Examine and create a vision, including utility expansion possibilities to Leesburg
3. The impact of this allocation area on the overlapping taxing units is:
 - Approximately \$50,000

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 presented:

1. The Commission's budget for tax increment revenues collected within the allocation area is:
 - We did not have a budget.
2. The long-term plan for this allocation area is:
 - TruPointe continues to pay down the bond bank in the amount \$431,630.98
3. The impact of this allocation area on the overlapping taxing units is:
 - There is no impact due to the debt of the bond.

Taxing Units within the TIF-Franklin, Seward

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

Motion: Doug Hanes

Second: Jan Orban

Ayes: 4 Nays: 0

Motion Carried

To: Approve answers 1-3 as reported in each TIF district.

Being no further business, the meeting was adjourned.

**KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION
Courthouse, Old Courtroom
Thursday, September 14, 2023**

The Kosciusko County Redevelopment Commission met at 1:30 p.m. on Thursday, September 14th, 2023, in the Old Courtroom, Kosciusko County Courthouse. Members present included: Joni Truex, Jan Orban, Doug Hanes, Mike Metzger, and Attorney, Adam Turner.

Dan Thystup participated in the meeting through Zoom. For clarity, each vote was made by roll call vote.

President Joni Truex called the meeting to order.

Also present for the meeting was County Auditor, Rhonda Helsler, Kosciusko County Area Planning Director, Matt Sandy and Kosciusko County Highway Superintendent Steve Moriarty participated through Zoom.

IN THE MATTER OF APPROVING THE MINUTES FROM THE JULY 13, 2023 MEETING:

Joni Truex, requested approval of the July 13, 2023 meeting minutes, from those who were present.

Motion: Doug Hanes
Second: Dan Thystrup
Ayes: 5 Nays: 0
Motion Carried

To: Approve the July 13, 2023 meeting minutes as presented.

IN THE MATTER OF APPROVING THE MINUTES FROM THE AUGUST 10, 2023 SPECIAL MEETING:

Joni Truex, requested approval of the August 10, 2023 special meeting minutes, from those who were present.

Motion: Doug Hanes
Second: Mike Metzger
Ayes: 5 Nays: 0
Motion Carried

To: Approve the August 10, 2023 special meeting minutes as presented.

IN THE MATTER OF KEDCO 1300 N CORRIDOR PROJECT PLAN:

Alan Tio, KEDCO CEO, presented an updated area development plan for the 1300 N Corridor project. He spoke about each of the proposals for the project and mentioned that they are equally acceptable as “Apples to Apples” in comparison.

- Terry Sweeny of KEDCO, also gave his feedback and agrees that they are a good comparison in order to make a decision.
- Matt Sandy, Kosciusko Area Plan Director, gave his opinion that both proposals look to have essentially the same concepts.
- Steve Moriarty, Kosciusko County Highway Superintendent, commented that his opinion remained the same as stated in the last meeting of having a short scope of work and a timeframe for the project.

Joni Truex asked for a vote on the selection of the company to oversee the 1300 N Corridor project.

Motion: Doug Hanes
Second: Mike Metzger
Ayes: 5 Nays: 0
Motion Carried

To: Approve to engage Abonmarche to oversee the 1300 N Corridor project.

After the approval, Joni Truex commented that a 2 person committee is needed to steer this project. She asked Doug Hanes and Jan Orban to head this up. They both agreed to her request.

A few more key items were discussed:

- Alan Tio, KEDCO commented about consulting with Andrew Mouser, Baker Tilly to look at creating or expanding a TIF in the 1300 N Corridor area.
- Crystal Welsh, Abonmarche-Senior Urban Planner, spoke that she formally worked at the City of Elkhart Redevelopment Commission and that she has prior experience with this topic. She would be willing to help in the matter.

- A sub-committee meeting will be planned together with KEDCO, Commissioner Cary Groninger, Matt Sandy and Steve Moriarty to discuss what the County is wanting to accomplish in the coming years concerning Strategic Redevelopment.

Being no further business, the meeting was adjourned.