

KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION
Courthouse, Old Courtroom
Tuesday, January 2, 2024

The Kosciusko County Redevelopment Commission met at 1:30 p.m. on Tuesday, January 2, 2024, Old Courtroom, Kosciusko County Courthouse. Members present included: Jan Orban, Joni Truex, Doug Hanes, Dan Thystrup and Attorney, Adam Turner.

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

Joni Truex called the January 2, 2024 meeting to order.

IN THE MATTER OF SWEARING IN THE COMMISSION:

County Auditor, Rhonda Helsler, swore in the following members of the Redevelopment Commission for 2024: Jan Orban, Joni Truex, Doug Hanes, and Dan Thystrup.

IN THE MATTER OF ELECTION OF COMMISSION OFFICERS FOR 2024:

Joni Turex opened the floor for the nomination of 2024 officers. Doug Hanes raised the question if the current members were willing to continue in the same roles. Being no disagreement from the rest of the commission, Doug made a motion to have the current members remain in the same roles as in 2023.

Motion: Doug Hanes

Second: Jan Orban

Ayes: 4 Nays: 0

Motion Carried

To: Approve the current officers remain in the same roles as in 2023.

Joni Truex-President

Doug Hanes-Vice President

Dan Thystrup- Secretary

IN THE MATTER OF APPROVING THE 11-9-2023 MEETING MINUTES:

Joni Truex requested approval of the November 9, 2023 meeting minutes from those who were present. Doug Hanes requested that the information stated in the KEDCO update for funding to reflect the 3 entities in the last bullet point which are Kosciusko County, Syracuse and South Shore.

Motion: Doug Hanes

Second: Dan Thystrup

Ayes: 4 Nays: 0

Motion Carried

To: Amend the November 9, 2023 meeting minutes to reflect the 3 entities from the KEDCO update for funding which are Kosciusko County, Syracuse and South Shore.

IN THE MATTER OF APPROVING THE REMAINING 2024 MEETING DATES:

Joni Truex requested to leave the meeting dates remain the 2nd Thursday every other month at 1:30 pm. Joni also stated that the Commission no longer has to meet on the first working day of the year. Going forward for the first meeting in 2025 we can meet on the 2nd Thursday.

Motion: Dan Thystrup

Second: Doug Hanes

Ayes: 4 Nays: 0

Motion Carried

To: Continue meeting as previously

presented on the 2nd Thursday every other month at 1:30 pm.

IN THE MATTER OF KEDCO UPDATE:

No one was present to give an update from KEDCO. Doug Hanes wanted the commission to be aware that KEDCO is going through some changes. Jan Orban, also commented that KEDCO was in transition. Joni said that there are 3 new requests that will be discussed in March. Which include Town of Claypool-Louis Dreyfus TIF, 30 West TIF building upgrade and a developer on State Rd. 15 N for a shell building.

In summary more information will be forthcoming to the Commission.

IN THE MATTER OF ADAM TURNER AGREEMENT:

Joni Truex, presented a Legal Services agreement between Adam Turner and the Redevelopment Commission for approval. The agreement is for a retainer fee in the amount of \$2,000.00. It will cover his services for attending six regular meetings for 2024. If anything additional is needed the rate is \$200.00 per hour and billing will be submitted at the end of month due in 30 days. Any outside expenses over \$100.00 will only be incurred with the advance approval of the Commission. Doug Hanes asked that being the RDC does not maintain its own budget where is the fee paid from? Joni answered that the fee would be split between each TIF with a positive balance.

Motion: Doug Hanes

Second: Jan Orban

Ayes: 4 Nays: 0

Motion Carried

To: Approve the Adam Turner Agreement as presented.

IN THE MATTER OF FURTHER BUSINESS:

Joni asked for an update from the steering committee concerning the CR 1300 N project with Abonmarche. Matt Sandy, Kosciusko County Area Planning Director commented that Doug Hanes, Jan Orban, Commissioner Brad Jackson, Town of Syracuse, Town of Milford and Farm Bureau were present at the meeting. Topics discussed were: CR 17 extension, Utilities, Original scope of the area. Doug Hanes asked if there was someone taking minutes at the meeting. Jan Orban stated that everything was positive. Matt responded that he will reach out to Crystal of Abonmarche about the minutes. Doug also asked Abonmarche if the cost of the study would increase due to changing the scope area. Crystal replied no.

IN THE MATTER OF APPROVAL OF ABONMARCH INVOICE:

Joni Truex, presented an invoice from Abonmarche in the amount of \$5,900.00 for Phase 1.

Motion: Doug Hanes

Second: Jan Orban

Ayes: 4 Nays: 0

Motion Carried

To: Approve the invoice from

Abonmarche for Phase 1 in the amount of

\$5,900.00 as presented.

Heather Barron director of the Warsaw Library was in attendance and invited to introduce herself. It was also noted for her to come back to the RDC meetings anytime.

Doug Hanes asked the commission to discuss increasing the number of RDC members from 5 to 7 to have more voices/experience and improving the likelihood of maintaining a quorum. Joni said that if were an area close in comparison to South Bend or Indianapolis that might warrant having more members, but right now she doesn't see that we are ready for a larger commission. She also mentioned the idea of a strategic criteria-process of selecting new members to the RDC. Jan Orban noted that it took her a long time to get up to speed. The topic will be further discussed and considered.

Being no further business, the meeting was adjourned.

**KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION
Courthouse, Old Courtroom
Thursday, March 14, 2024**

The Kosciusko County Redevelopment Commission met at 1:30 p.m. on Thursday, March 14, 2024, in the Old Courtroom, Kosciusko County Courthouse. Members present included: Joni Truex, Jan Orban, Brad Johnson, Dan Thystrup, Doug Hanes joined the meeting at 1:45 pm and Attorney, Adam Turner.

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

Joni Truex called the March 14, 2024 meeting to order.

IN THE MATTER OF SWEARING IN OF COMMISSION MEMBER:

County Auditor, Rhonda Helsler, swore in Redevelopment Commission 2024 member, Brad Johnson.

IN THE MATTER OF APPROVING THE 1-2-2024 MEETING MINUTES:

Joni Truex requested approval of the January 2, 2024 meeting minutes.

Motion: Dan Thystrup

Second: Jan Orban

Ayes: 5 Nays: 0

Motion Carried

To: Approve the January 2, 2024 meeting minutes as presented.

IN THE MATTER OF CLAIMS CORRECTION EXPLANATION:

Joni Truex gave an update on claims corrections that were presented to the Redevelopment Commission for payment with the help of Attorney Adam Turner. The claims submitted from Abonmarche for the 1300 N Area Development study will be paid as follows:

- Total cost of Abonmarche Study \$69,850.00.
- \$33,618.75 will be encumbered from 2023 KEDCO Special Projects fund 1112-35021-000-0000. An agreement with KEDCO and approval from County Commissioners will be needed and the Redevelopment Commission should report to the County Council. The invoices already paid in the amount of \$10,900.00 will be adjusted and paid out of the proper account.
- The Redevelopment Commission finds that the VanBuren-Maple Leaf TIF will benefit from the study. Therefore 30% of the total cost of the study will be paid from the VanBuren-Maple Leaf TIF in the amount of \$10,869.38.
- An agreement with KEDCO for 2024 Funds of 70% will need approval from County Commissioners and the Redevelopment Commission should report to County Council.

Motion: Doug Hanes

Second: Dan Thystrup

Ayes: 5 Nays: 0

Motion Carried

To: Approve the amount of 30 % of the total cost in the amount of \$10,869.38 to be paid from the VanBuren-Maple Leaf TIF which will benefit from this study and Encumber \$33,618.75 from the 2023 KEDCO Special Projects fund 1112-35021-000-0000 as presented. Remaining to paid from 2024 KEDCO funds.

IN THE MATTER OF UPDATE ON CLAIMS:

Joni Truex presented an invoice of \$220.00 from Turner Valentine for approval and asked for direction of where to pay it from. Doug Hanes commented that all other fees that are presented from Turner Valentine are usually split between all of the TIF's that have a positive balance. Turner emphasized that he was very reluctant to give advice as to where his invoice should be paid from. He said that the main discussion of the invoice was for the proper use of the VanBuren-Maple Leaf TIF dollars, and that he would also be more specific to associate the TIF on billings going forward. Adam stated that in the future the Redevelopment Commission may want to consider setting up an operating budget to cover expenses, and that Indiana law states that Redevelopment Commissions aren't allowed to pay for operating expenses from TIF's.

Motion: Doug Hanes
Second: Jan Orban
Ayes: 5 Nays: 0
Motion Carried

To: Approve the Turner Valentine invoice in the amount of \$220.00 be paid from the VanBuren-Maple Leaf TIF as presented.

IN THE MATTER OF ABONMARCHE UPDATE:

Project Manager Crystal Welsh with Abonmarche gave an update virtually via Zoom on CR 1300 N area study progress which included:

- Timeline
- Confirming study area
- Existing conditions
- Preliminary Future Land Use Map
- Meetings with Pollywood, CTB and Maple Leaf Farms
- Additional land use analysis

Matt Sandy commented that they will be having another Steering committee meeting in 2 weeks and that he is anxious to hear the input from the major players in the CR 1300 N area study.

IN THE MATTER OF KEDCO UPDATE:

Interim Co-Director Greg Fitzloff presented the following projects:

- Louis Dreyfus will be coming before the County Council this evening for its tax abatement.
- LCS property (Old RR Donnelly) is in the clean-up phase with a local working group. Several conversations with the Phoenix Group have been held, and have had active contacts in terms of prospective tenants who may be interested in the property.
- North SR 15 project along Levi Lee road. Has had discussions with County and City officials about utilities and infrastructure.
- 1300 N study is going forward as planned.
- South Shore Residential TIF is at a stale mate. KEDCO is working toward getting it resolved with stake holders. A meeting will be coming up later this month.
- Innovation study is in phase 1 involves Old Rd 30 West of Warsaw. Had discussions with NIPSCO and REMC to furnish power.
- North on SR 15 near Leesburg expansion project needs water for sprinklers or housing.
- Manufacturing company that makes bunk beds, is or will be locating in Silver Lake.

Greg reported that the Etna Green town council decided not to move forward with their residential housing TIF project. Joni Truex asked if Etna Green will not be moving forward “ever”, on the residential housing TIF. Greg stated that Etna Green is not moving forward at this time. Joni stated that based on a 2022 MOU with KEDCO that she was made aware of from Greg Fitzloff, the Redevelopment Commission can invoice the Town of Etna Green for all costs of consulting on the project. Joni said once the totals are figured out a motion to move forward with invoicing the Town of Etna Green is needed.

Motion: Doug Hanes
Second: Jan Orban
Ayes: 5 Nays: 0
Motion Carried

To: Approve the invoicing of the Town of Etna Green for consulting costs based on the 2022 MOU with KEDCO.

IN THE MATTER OF FURTHER BUSINESS:

Core Mechanical Services owner Jake Furbee presented a request of \$30,000.00 to assist with renovations at an existing building located in the 30 West TIF. Truex informed the Redevelopment Commission the renovation costs are expected to be over \$200,000.00, to improve the building for manufacturing and its aesthetic appearance. Truex sees this project as a win-win, and that it would bring back work into our county. Adam Turner made the comment that he would be abstaining from any recommendations of this request.

Motion: Dan Thystrup
Second: Jan Orban
Ayes: 4 Nays: 0
Doug Hanes-Abstained
Motion Carried

To: Approve the request by Core Mechanical in the amount of \$30,000.00 for renovations of an existing building in the 30 West TIF as presented.

Doug Hanes raised questions about creating a budget for operating expenses to include professional services to be discussed at the next meeting. He also would like the Auditor's office to look back at prior years concerning this topic.

Once again Hanes proposed expanding the Redevelopment Commission to seven members. He shared concerns that the Redevelopment Commission members Mike Metzger and Truex will most likely not be returning in 2025. He said losing members means the Redevelopment Commission loses knowledge. The membership increase must be approved by the County Commissioners, Truex said. County Administrator Marsha McSherry mentioned that she will bring the matter before the County Commissioners for further discussion.

Dan Thystrup also reported that he had received approval from the Indiana Department of Transportation on a North Webster bike trail that will include rebuilding sidewalks. The 1st phase will extend from the south end to the north end, and the 2nd phase will go all the way to Wawasee Middle School. The cost for the project is to be around \$2 million.

Being no further business, the meeting was adjourned.