

KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION
Courthouse, Old Courtroom
Thursday, January 10, 2008

The Kosciusko County Redevelopment Commission met at 9:00 AM on Thursday, January 10, 2008 in the Old Courtroom, Kosciusko County, Courthouse. Members present included: Max Courtney, Larry Teghtmeyer, Bill Warren, Bruce Woodward and Lowell Owens. Also present for the meeting was County Auditor Marsha McSherry as well as past Auditor Sue Ann Mitchell.

Members of the Redevelopment Commission were sworn in for 2008 by Auditor Marsha McSherry.

In the Matter of Election of Officers for 2008:

Bruce Woodward motioned officers remain the same for 2008 as they were in 2007 with Larry Teghtmeyer seconding. The motion was approved by a 5-0 vote. Elected President was Max Courtney, Vice President; Bill Warren, Secretary; Lowell Owens and Treasurer; Bruce Woodward.

President Max Courtney called the meeting to order and the December 13, 2007 minutes were presented for approval. Lowell Owens motioned the minutes be approved as presented with Teghtmeyer seconding. Motion passed 5-0.

In the Matter of Guest Speaker – Roger Umbaugh, Marshall County Redevelopment Commission:

Roger Umbaugh, President of the Marshall County Redevelopment Commission spoke with members of the Kosciusko County Redevelopment Commission. Umbaugh began by saying by counties working together it benefits everyone as all counties have employees that cross county lines for work. He went on to say working together would allow counties to combine ideas for a marketing plan that would work for all. Umbaugh added each county has its own strengths that attract different types of business. He added that with counties combining their financial resources more bang for the buck could be achieved. Umbaugh reiterated that every community has set standards for what types of industry they want and that varies county by county.

Umbaugh reported the Marshall County Redevelopment Commission has hired an Executive Director. He stated they had received many applications and after narrowing down the applicants, had interviewed three. Commission members questioned Umbaugh on the salary of the Director with Umbaugh replying it could range between \$50,000 and \$100,000. He noted he felt it would most likely be \$85,000. He also said it is their hope to hire an Assistant to the Director.

Discussion continued with Umbaugh noting businesses want to know how soon their building can be functioning when looking at possible counties to locate in. He noted the county may need one person to expedite projects without having to do PR work with each unit of government.

Member Teghtmeyer stated that because Kosciusko County has not joined with another county, the State has put them into a four county development area. Umbaugh stated he was not opposed to Kosciusko County and Marshall County being a part of other area groups but felt for marketing purposes it would be best to team up with similar counties. He also noted if counties teamed up together, a separate board made up of members from each county would need to be established. Discussion continued regarding the cost involved to start up a joint Commission.

Member Teghtmeyer stated he supported the idea of a joint venture. Member Bruce Woodward added Kosciusko County prides itself on having its own identity. Courtney agreed that he would not want to see the county get lost in a joint venture expressing concern that many times a county is asked to join a project only for the money they can contribute. Courtney thanked Umbaugh for coming to speak to the Commission.

In the Matter of Old Business:

Auditor Marsha McSherry presented a Declaratory Resolution for the Leesburg TIF District for the Redevelopment Commission members to sign. McSherry stated the Commission had approved the resolution at their December 13th meeting; however the paperwork had not been completed at that time for their signatures. McSherry also pointed out there was a correction to the legal description which follows the south line of School Street. Members reviewed the map with the correct legal and a motion was made by Bruce Woodward to amend the legal description to reflect the change. Motion was seconded by Lowell Owens. Motion passes with a 5-0 vote.

Further discussion ensued regarding the Leesburg TIF District with Woodward questioning the name of the District. Members agreed that at their December meeting they had elected to name the area the Rd 15 N TIF District and questioned past Auditor Mitchell if that discussion had been included in the minutes. Mitchell stated their December minutes referenced the Rd 15 N TIF District when they approved the Declaratory Resolution.

In Other Old Business:

President Max Courtney recommended tabling the Development of Accomplishment and Goals for 2008 and suggested the Commission review the proposed goals for 2007 from their January 2007 minutes before proceeding.

Courtney presented handouts from The Horizon Project – Elkhart Economic Development Corp. Courtney stated he had contact information for the Elkhart Development Corp. and suggested members make some phone calls to see if the Economic Development Corp. felt the project had been useful for their county. He also suggested looking into the idea of the benefits to the county.

Woodward stated he had reviewed the handout and questioned where they had spent \$100,000.00 on the project. Courtney also questioned if the project was helping the community. Further discussion ensued regarding the Horizon Project.

Teghtmeyer stated it would be interesting to see if the benchmarks had been met as outlined. He noted it was nice to have something like this on your shelf and to be able to say it was done, but if no actions had been taken it really didn't accomplish anything. Woodward agreed stating many studies end up on a shelf with no follow up due to lack of funds to achieve proposed goals.

Bill Warren stated the Commission has many things they would like to accomplish; however is not sure they have actually worked them through. He added the County needs a plan or vision. Courtney agreed stating that is what the Redevelopment Commission has been asked to do.

In the Matter of New Business:

County growth was discussed with Joy McCarthy-Sessing, Chamber of Commerce President, joining the meeting. Courtney questioned McCarthy-Sessing as to how many site inquiries she received last year. McCarthy-Sessing stated it had been approximately 100 and the percentage inquiring about rail availability was very small.

Warren noted John Shively's comment at their December meeting referencing no new growth in the county with the exception of the orthopedic industry. Warren went on to say he was not proposing spending a lot of money on marketing but noted the County needs to make a decision on what type of industry is wanted, i.e. big industry or smaller supporting businesses. McCarthy-Sessing added the county has shovel ready sites available at this time. She added their website also has information on it in regards to available properties and or buildings in the County. Discussion continued with Warren adding it would be good if the County had building "shells" available for development.

Teghtmeyer stated the County has a cultural problem that needs to be addressed in order to attract top end executives.

In the Matter of Other New Business:

Lowell Owens gave an update on the Greenway Project noting there were people working on the path from Leesburg to Warsaw. He also stated he believed they were pursuing a grant for the project. Teghtmeyer questioned if a letter of support from the Redevelopment Commission would be warranted for the possible grant. Members were in agreement that it would be a good idea.

Bruce Woodward reported that sewer/water access is being pursued along the Western Corridor.

In Other Business Matters:

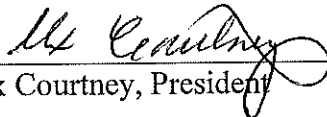
President Courtney noted there was to be a community meeting regarding balanced scheduling and encouraged members to listen to the concept and endorse it. Courtney also encouraged members to read the Horizon Project as well as the IPFW Economic Study.

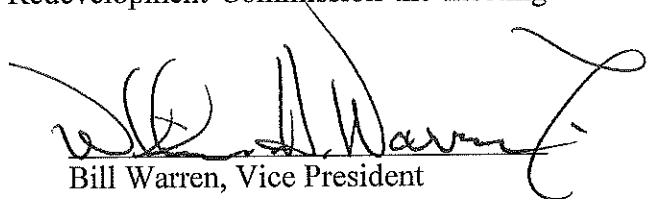
Courtney noted the Kosciusko County Foundation was sponsoring speaker Ruby Payne on January 24th at the Orthopedic Center. Payne was speaking on the topic of poverty and Courtney encouraged members to attend if possible.


There was also discussion among the members regarding wages in the county versus growth and the pros and cons of each item. Woodward stated he would like to see the County diversify adding other types of industry. McCarthy-Sessing added the County also needs local support for entrepreneurship.

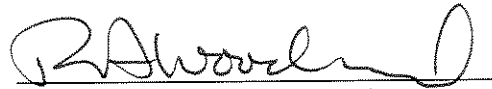
Courtney stated it is difficult for five members to accomplish a lot and suggested the group pick three or four projects that they can have success at. He then requested the following items be included on their monthly meeting agenda: Update on the Greenway Project, the Western Corridor and the Rd 15 N TIF District.

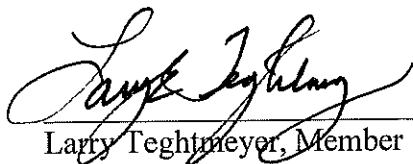
Being no further business to come before the Redevelopment Commission the meeting was adjourned.


Max Courtney, President

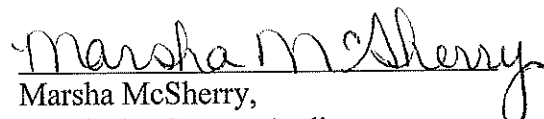

Bill Warren, Vice President


Lowell Owens, Secretary


Bruce A. Woodward, Member


Larry Teghtmeyer, Member

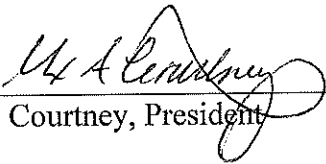
Attest:


Marsha McSherry,
Kosciusko County Auditor

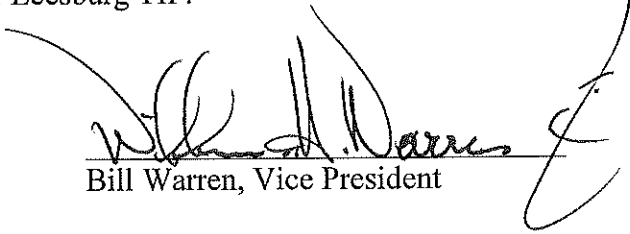
ADDENDUM TO JANUARY 10, 2008 MINUTES

In the Matter of Rd 15 N TIF District:


Per correspondence between President Max Courtney and Auditor Marsha McSherry, it was noted that all legal documents approved by the Redevelopment Commission, the County Commissioners and the Area Plan Commission reference the Rd 15 N TIF District as the Leesburg Economic Development Area (or commonly called the Leesburg TIF). It was also noted that all previous minutes reference the Leesburg TIF. Due to the considerable cost of having new legal documents prepared, Courtney suggested per email the Redevelopment Commission leave the name as it was originally prepared; that being the Leesburg Economic Development Area or Leesburg TIF.



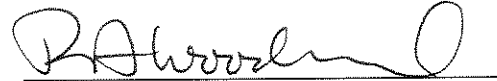
Max Courtney, President




Bill Warren, Vice President



Lowell Owens, Secretary

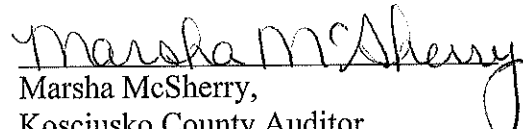


Bruce A. Woodward, Member



Larry Tegtmeyer, Member

Attest:



Marsha McSherry,
Kosciusko County Auditor

KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION
Courthouse, Old Courtroom
Thursday, February 14, 2008

The Kosciusko County Redevelopment Commission met at 9:00 AM on Thursday, February 14, 2008 in the Old Courtroom, Kosciusko County, Courthouse. Members present included: Max Courtney, Bill Warren, Bruce Woodward and Lowell Owens. Also present for the meeting was County Auditor Marsha McSherry.

President Max Courtney called the meeting to order and the January 10, 2008 minutes were presented for approval. Bruce Woodward motioned the minutes be approved as presented with Lowell Owens seconding. Motion passed 4-0. Larry Teghtmeyer joined the meeting after the vote.

In Old Business:

In the Matter of Leesburg Economic Development Area:

Marsha McSherry, County Auditor presented the Confirmatory Resolution for the Leesburg Economic Development Area (Leesburg TIF) for the Commission to review. Once members had reviewed the document Max Courtney, President opened the meeting for a public hearing regarding the Leesburg TIF. No one in attendance spoke in opposition or in favor of the proposed Leesburg TIF.

Bruce Woodward asked if property owners were notified regarding the matter. McSherry stated letters were mailed to all taxing units affected and she had gotten no responses back.

Joy McCarthy-Sessing, KDI, talked about possible changes regarding TIF Districts. She noted recapture of monies spent, liberalized spending – not money spent strictly on the TIF area but general items pertaining to the area, and regulations on bonding.

Being no further discussion on the matter, Lowell Owens made a motion to approve the Confirmatory Resolution as presented. Bill Warren seconded the motion. Motion passed 5-0.

In the Matter of Update on Western Corridor:

Bruce Woodward stated the Area Plan Commission has money set aside to work on a preliminary plan to determine where easements should be in subdivisions in the county. \$500.00 had been allotted for each subdivision; however it is not being used at this time and Woodward noted the APC is willing to let the Redevelopment Commission use the money for the Western Corridor.

In the Matter of Greenway Project Update:

Lowell Owens stated he did not have anything new to report on the project at this time.

In the Matter of Horizon Project:

Max Courtney stated he had spoken with Jon Tinkey, KDI, and asked if Tinkey could investigate whether Elkhart County is utilizing the Horizon Project. Courtney stated he will continue to work on the matter.

In the Matter of Marshall County Joint Partnership:

Courtney questioned the group on their thoughts regarding Marshall County's request to a joint partnership. Members questioned McCarthy-Sessing on her thoughts regarding a joint partnership and what KDI was working on in this area. She responded KDI has been working with St. Joseph, Marshall, Southwest Michigan, Cass, Berrien and Elkhart counties as they are all in the same region as Kosciusko County. She also noted the Regional group had hired a consultant to look at joint marketing for the counties involved.

Larry Teghtmeyer stated the county needs to continue to be open to dialogue from other counties, as Kosciusko County does not have the staffing or financial means to do every thing on their own. Bill Warren added if KDI has something in place the Redevelopment Commission should work with them in their efforts.

McCarthy-Sessing added the first step in the Regional Marketing plan would cost around \$250,000.00 and Kosciusko County's share would run approximately \$25,000.00 which was based on the county's population.

In New Business:

In the Matter of Better Way Rezoning of Syracuse Property:

Steve Snyder, Attorney for Better Way Products, requested a letter be sent to Syracuse Board of Zoning recommending they approve a variance for performance standards for Better Way Products. Snyder explained Better Way Products would like to expand their New Paris operation and consolidate with Jasper Plastics. Snyder noted Better Way will bring 200+ jobs to the community and use the old Dana building, which has set vacant for two years. Better Way would like to purchase the old Dana Building in Syracuse for their operation; however a variance for I2 zoning would be required.

Discussion continued regarding a County Ordinance that states no business can generate odors that cross property lines. Snyder went on to explain how Better Way is planning to put in 25'-30' stacks that would push odors up into the atmosphere where they would evaporate.

Bill Warren asked what emissions other similar businesses were creating. Snyder explained Rinker Boat emits 150 tons per year while Jasper plastics will produce 70 tons and Better Way will produce 75 tons per year. Snyder explained the odor comes from the fiberglass and emits no hazardous materials into the atmosphere. The primary problem is the odor.

In the Matter of Better Way Rezoning of Syracuse Property continued:

It was noted that Dana has been rather particular about the sale of the building and the fact that they are willing to work with Better Way was very positive.

After further discussion Warren made a motion to send a letter to the Syracuse Board of Zoning Appeals requesting they approve the variance for Better Way. Lowell Owens seconded and the motion was carried 5-0.

In the Matter of Harlan Beer - VanBuren Township Rezoning:

Steve Snyder, Attorney for Harlan Beer, stated he was also requesting the Redevelopment Commission's support for the rezoning of 225 acres owned by Harlan Beer and located in VanBuren Township from Agricultural to Industrial II and Industrial III. Snyder went on to say the request to rezone from Ag to I3 had been submitted to the Area Plan Commission previously and was denied by an 8-0 vote. At that time it was suggested a possible compromise by buffering the Industrial III with Industrial II zoning. Snyder noted approximately 175 acres would be included in the I3 zoning with 50 acres zoned I2. Snyder added at that time the APC voted 6-2 to allow the combination rezoning.

Snyder went on to say there would be no expense to the Town of Milford for the development of the area as those expenses would lie with the developer and the Milford Town Council was in support of the rezoning from Ag to Industrial.

Bruce Woodward stated the County does need industrial opportunities but questioned who would be responsible for maintaining or updating the roads. Snyder noted in his opinion it would be split between the developer and the County. Further discussion ensued among the members regarding the construction of roadways and the rail access available on this site.

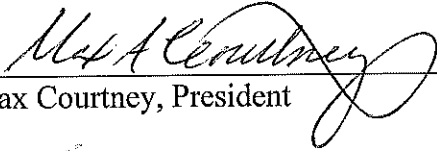
Bill Warren stated the Redevelopment Commission's goal is to work toward developing new industrial growth in the County and feels the APC has done their job by recommending the acreage be rezoned for industrial growth.

Lowell Owens made a motion to draft a letter to the County Commissioners in support of the rezoning noting in the letter the creation of new jobs for the County as well as the railway access being available. Bruce Woodward seconded the motion. Motion passed 5-0.

In Other Business Matters:

Joy McCarthy-Sessing encouraged everyone to check out Bob Ady's Webinar on Retention and Expansion which will be conducted on February 22 at 2:00 P.M. McCarthy-Sessing noted she would get more information to Courtney who could forward that information on to the group.

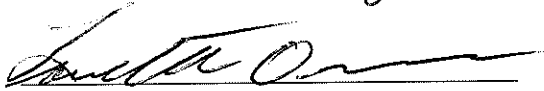
Being no further business, the meeting was adjourned.



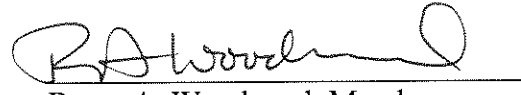
Max Courtney, President

ABSENT

Bill Warren, Vice President



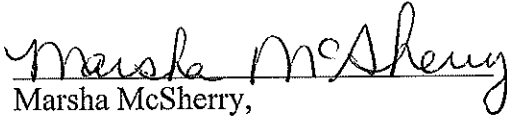
Lowell Owens, Secretary



Bruce A. Woodward, Member



Larry Tegtmeyer, Member

Attest:


Marsha McSherry,
Kosciusko County Auditor

KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION
Courthouse, Old Courtroom
Thursday, March 13, 2008

The Kosciusko County Redevelopment Commission met at 9:00 AM on Thursday, March 13, 2008 in the Old Courtroom, Kosciusko County, Courthouse. Members present included: Max Courtney, Lowell Owens, Bruce Woodward and Larry Teghtmeyer. Also present for the meeting was County Auditor Marsha McSherry.

President Max Courtney called the meeting to order and the February 14, 2008 minutes were approved as presented.

In Old Business:

In the Matter of Greenway Project Update:

Lowell Owens stated he did not have anything new to report on the project at this time as he was waiting on further information.

In the Matter of Update on Western Corridor:

Bruce Woodward stated he had nothing new to report on at this time.

In the Matter of Harlan Beer Property/Milford:

Woodward noted the rezoning petition for the Harlan Beer property located near Milford will go back before the Commissioners on March 18, 2008. Woodward stated that zoning request would be to have the entire parcel zoned Industrial III. Woodward questioned if the Redevelopment Commission should contact the Commissioners regarding their thought on the rezoning. After further discussion it was noted the letter previously sent to the Commissioners on the matter was sufficient.

In the Matter of Leesburg Economic Development Area:

Marsha McSherry, County Auditor, stated the Commissioners had signed the Declaratory Resolution establishing the TIF District at their March 4, 2008 meeting.

In New Business:

Max Courtney stated he had participated in Bob Ady's webinar. Courtney noted it was a good fundamental seminar. He added the webinar discussed making calls and documenting those call so that follow ups could be done. Courtney stated it outlined a more professional way of handling correspondence.

In the Matter of Indiana Health Industry Forum:

Max Courtney presented information on a meeting he had attended in South Bend sponsored by the Indiana Health Industry Forum. Courtney stated the goals of the Forum are to develop a comprehensive database of companies, researchers, universities and hospitals that can contribute to the growth of Indiana's health and life science economy.

In the Matter of Indiana Health Industry Forum continued:

Other goals included providing communities an assessment of their life science strengths and to help develop a strategy for business retention and growth as well as to identify critical and strategic issues for the statewide industry. Courtney noted that the meeting had been attended by many elected city Officials, Notre Dame Officials and a heart surgeon.

Courtney went on to say the IHIF is surveying local community companies and encourages companies to go online and fill out the survey. He also noted there is a community survey available on the website.

Courtney added those in attendance at the meeting were major “players”. He continued with the notion that the only people who are going to help Kosciusko County are the people who live in Kosciusko County adding the Redevelopment Commission members need to be “players” also.

In the Matter of Horizon Project:

Courtney asked Joy McCarthy-Sessing to give a brief summary on Elkhart County’s Economic Development Plan known as the Horizon Project.

McCarthy-Sessing stated the plan took approximately 1 ½ years to implement at a cost of \$100,000.00. She also stated from what she had been able to gather the plan was a very ambitious plan and the Development Commission could not accomplish everything in it and had opted to select parts of it to concentrate on. McCarthy-Sessing noted the Elkhart Chamber thinks it is a good plan but did not appear very enthusiastic about it. She added the plan was a great tool for displaying statistics but in her personal opinion it was not worth spending \$100,000.00 on. Overall, McCarthy-Sessing said the project had been good for bringing people and ideas together.

Larry Tegtmeyer questioned McCarthy-Sessing if she had been able to locate an Economic Development Plan that had been established a few years back. McCarthy-Sessing stated she had not been able to find it and feared it may have been destroyed when records were purged due to storage constraints.

Further discussion ensued among the Commission regarding the Plan developed in the late 1980s. Tegtmeyer noted the old Plan had also been a good tool for bringing people from a wide geographical area together to share ideas.

In Other Business:

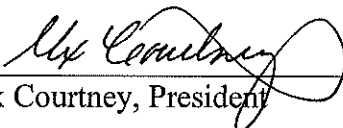
Discussion turned back to the Harlan Beer property and the availability of rail access. McCarthy-Sessing stated she had been contacted by a “site selector” who was inquiring about the property. She added that in her opinion it would be an Ag business that would be looking to locate on that property. She also noted that many companies hire a “site selector” to scout for potential locations as opposed to businesses themselves making the contacts.

Bruce Woodward questioned if polled, would the residents of Kosciusko County be in favor of additional growth in the County. Woodward noted most of the lakes have been developed resulting in loss of public easements. He wondered if residents would want to see the breeding of new industry.

In Other Business Continued:

Courtney stated the Redevelopment Commission needs to continue working to enhance the community with new opportunities. He added that while the County pats itself on the back for the high wages workers earn in Kosciusko County, statistics show the county's wages are under the national average.

Being no further business, the meeting was adjourned.




Max Courtney, President

Lowell Owens, Secretary

Larry Tegtmeyer, Member

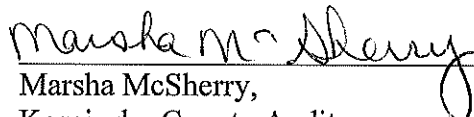
ABSENT

Bill Warren, Vice President



Bruce A. Woodward, Member

Attest:



Marsha McSherry,
Kosciusko County Auditor

KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION
Courthouse, Old Courtroom
Thursday, April 10, 2008

The Kosciusko County Redevelopment Commission met at 9:00 AM on Thursday, April 10, 2008, in the Old Courtroom, Kosciusko County, Courthouse. Members present included: Max Courtney, Bruce Woodward and Bill Warren. Also present for the meeting was County Auditor Marsha McSherry, County Administrator Ron Robinson and Joy McCarthy-Sessing, KDI.

President Max Courtney called the meeting to order and the March 13, 2008 minutes were approved as presented.

In Old Business:

In the Matter of Greenway Project Update:

County Administrator Ron Robinson stated the project is on hold for the time being until more information is available regarding the Leesburg sewer project. Robinson added the Lamps have been in touch with the YMCA in an effort to coordinate ideas as they would like to see the project extend from Leesburg to the Racquet Club. Robinson also noted the Lamps have determined there is grant money available for the project.

In the Matter of Update on Western Corridor:

Bruce Woodward handed out a rough draft map outlining the preliminary plan from 1999, before the sewage treatment plant was built. Woodward stated the study had been done for a gravity feed sewer system. Woodward went on to say he was working with the Area Plan technical committee on this matter and had received approval from the County Commissioners to spend up to \$1,000.00 on preliminary engineering to see if the sewer plan is feasible. He stated after that has been completed, they could begin to look into where easements should be adding it could take between one to two months.

Woodward also noted that Bill Holder, GIS Director, is working on a digitized map that would allow for easier viewing of the project as well as allow for the sewer lines to be added to the map. Woodward commented that technology is constantly changing and there are many factors involved in getting the sewer lines installed thus making it a time consuming project.

In the Matter of Update on Western Route:

Ron Robinson, County Administrator, shared information with the Redevelopment Commission members regarding the status of the Western Route. Robinson stated the State had turned down the County's request for funding assistance in the development of the Western Route, however had agreed to help with funding of roundabout intersections. Robinson cited possible roundabouts on Old 30 at Fox Farm Road, Zimmer Road and 350 W. He went on to say an environmental study is being conducted currently. Robinson also noted Project IV Grant money would be available in the next two to five years to help with the roundabout costs.

In the Matter of Elkhart County Economic Development Plan - Horizon Project Update:

Max Courtney stated he has some economic plans from other counties and was in the process of reviewing those.

Bill Warren questioned what the consensus was on Kosciusko County joining with other counties in an effort to come up with marketing ideas. Courtney stated at this time it would be wise to keep that door open; however there was not a significant benefit to the county at this time to join in.

Joy McCarthy-Sessing, KDI, added that counties could work together on a voluntary basis to look at common ground for marketing purposes. She went on to say there was a group of counties (Marshall, Kosciusko, Elkhart, St. Joseph, Berrien and Cass) that had grouped together. McCarthy-Sessing noted the biggest drawback, in her opinion, was grant monies would not be given to an economic group made up of counties from other states; i.e. Indiana monies would not be given to Michigan counties and Michigan monies would not be given to Indiana counties even though they may be working together as one unit.

In Other Business:

Max Courtney updated Bill Warren on the rezoning status of the Harlan Beer property, noting the County Commissioners had approved rezoning the entire property to an Industrial III classification.

Warren stated other states have developed “impact fees” as a means to fund infrastructure, adding this might be a possible tool down the road. He noted it could also stagnate growth if fees were too high.

McCarthy-Sessing noted she has heard of fees in other counties for residential and commercial development but not for industrial development.

Courtney and Warren agreed that Kosciusko County is not hugely popular at this time, unlike the Sunbelt region where growth and development are occurring.

Courtney questioned the Commission members if they had received any feedback about the letters the Commission sent out regarding the Harlan Beer property or the Dana building in Syracuse. No feedback was reported; however McCarthy-Sessing stated she had heard the paperwork had been completed on Dana building in Syracuse.

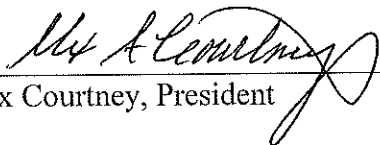
In Other Matters:

McCarthy-Sessing stated in collaboration, the Chamber, Rotary and Embarq were hosting a “Meet the Candidates” on April 30th from 7:00 am till 8:30 am at the Center Lake Pavilion. She added every candidate that would be on the primary ballot had been invited to attend including the presidential candidates but noted she did not have confirmation on who would be in attendance.

In Other Matters:

Max Courtney noted he had been on the county's website and did not see any information on who to contact for development in the county. He also noted the Redevelopment Commission was not represented on the website. County Administrator Robinson noted the website is currently being updated and made note of Courtney's observation.

Being no further business, the meeting was adjourned.



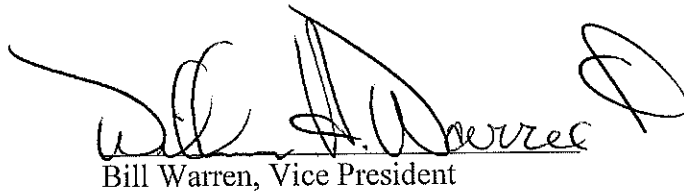
Max Courtney, President

ABSENT

Lowell Owens, Secretary

ABSENT

Larry Tegtmeyer, Member

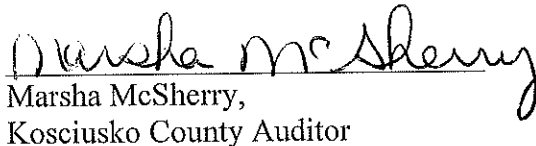


Bill Warren, Vice President



Bruce A. Woodward, Member

Attest:



Marsha McSherry,
Kosciusko County Auditor

KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION
Courthouse, Old Courtroom
Thursday, June 12, 2008

The Kosciusko County Redevelopment Commission met at 9:00 AM on Thursday, June 12, 2008, in the Old Courtroom, Kosciusko County Courthouse. Members present included: Max Courtney, Bruce Woodward and Bill Warren. Also present for the meeting was County Auditor Marsha McSherry, County Administrator Ron Robinson and Commissioner, Brad Jackson.

President Max Courtney called the meeting to order and the April 10, 2008 minutes were approved as presented.

In Old Business:

In the Matter of Greenway Project Update:

President Max Courtney stated there was no one present to update the Commission regarding the project.

In the Matter of Update on Western Corridor:

Bruce Woodward showed GIS map of Western Corridor. Woodward stated the two (2) \$500 draws from Area Plan Commission previously approved by the Commissioners were used to pay Rob Ladson to determine the cost to engineer the project and determine its feasibility. Woodward then stated he and Bill Warren continue to work on securing sewer easement locations. Woodward further stated the area in Warsaw is changing and the City of Warsaw is looking to annex a portion of the northern area (up to 400N) to include sewer.

Consensus was that the project is slow moving with many more steps to be completed.

In the Matter of the Parker Street Project:

Max Courtney attended a meeting with city officials regarding the Parker Street project. Courtney stated the project has been delayed.

In Other Business:

Max Courtney reviewed the January 11, 2007 Meeting Minutes to discuss the goals for 2007. Courtney stated Bruce Woodward would like to get moving on the 1600 acre tract that the City/County started developing in the 1980's. Woodward also felt the County Council and Commissioners should work on developing a transportation task force to study future possibilities.

In the Matter of an Update from MaCog regarding Western Route area:

Ron Robinson, County Administrator, stated the cost to join MaCog for last year was \$26,000. Robinson further stated within the first five (5) months that membership paid for itself when roughly six (6) million dollars (\$6,000,000) was found in Indianapolis. Those funds were earmarked for the Western Route project that did not receive approval from the State.

Robinson explained that in order to use that money, it needs to be used in a way that ties it to the Western Route. Robinson further explained discussion was held with the County Commissioners regarding the use of the funds on Old 30 and Fox Farm Road to aid with the truck traffic. Robinson stated discussion was held regarding the use of stop lights versus roundabouts. The cost is nearly the same except stop lights require maintenance. Robinson stated the Commissioners felt roundabouts would work best for the County and the State is agreeable to the use of roundabouts.

Bruce Woodward stated that ample signage is needed to educate the public on how to use roundabouts.

Robinson said there was a request submitted to MaCog for a traffic study on Fox Farm Road from Old 30 to US 30 due to increased growth concern with the new elementary school and IVY Tech. The traffic study found that there are a little fewer than 12,000 cars per day going west on Fox Farm Road; and, 9,000 cars per day going east into Warsaw. The study further found approximately 6,000 cars going south on Fox Farm Road. Robinson stated that the County is working in conjunction with the City of Warsaw on this traffic issue.

Robinson then stated there was question on what to do with the traffic from Zimmer Road to Fox Farm Road. Robinson referenced the plan for the roundabouts stating the initial request to the State was for a five (5) lane road but believes a three (3) lane road with a center turn lane will be sufficient. Robinson stated there is enough land secured to expand to a five (5) lane in the future, if needed.

Robinson explained there has been some delay in starting road work due to rising fuel costs. Robinson further explained the County must go through the proper Federal and State processes before the project can begin. Robinson stated the hope is to start the roundabouts within the next year. He further stated the County cost will be two (2) million dollars (\$2,000,000) and there will be Federal monies available also.

Woodward said with regard to the bridge on Fox Farm Road and County Road 150W, if the road is to be worked on, during that construction would be a good time to make the bridge wider and re-configure that intersection.

Discussion was held regarding the six (6) million dollars that the State is holding wherein Robinson stated completing the three (3) possible roundabouts on Old 30 at Fox Farm Road, Zimmer Road and County Road 350W would deplete the Western Route funds.

In Other Transportation Matters:

Robinson stated there will be construction done on Country Club Road from County Road 75E to the Warsaw City limits which is a little over a mile. This construction will cost the County a little over \$212,000.

Woodward questioned a need for transportation in other parts of the County.

Robinson stated there is work being done on County Road 900N between County Roads 200E and 300E.

Robinson then said the State was originally going to change the overpass at County Road 700S and State Road 15 but now the railroad has asked for additional tracks under the bridge. Robinson further stated additional land needs to be acquired plus a new plan for additional tracks.

Warren questioned the condition of existing County roads. Robinson stated the County is struggling due to increased fuel costs and decreased funding. Robinson further stated there are 1,200 miles of road in the County and upkeep is difficult and costly.

Woodward stated the Commissioners tend to look only at roads around Warsaw due to the amount of traffic. Woodward relayed his concerns for other roads that need to be addressed since there is no other public transportation available in the County besides KABS. He further stated a County wheel tax would be beneficial.

Robinson then stated each District in the County gets the same amount of funding for road repairs.

In the Matter of Future Plans:

Woodward stated the overlay district has been utilized. Courtney noted there was no need to worry about the TIF district until other areas are taken care of first. Warren then said the Leesburg sewer project will cause hesitation on building projects until tie-in costs have been identified.

Courtney then stated the Commission needed to re-familiarize themselves with goals set in 2007.

In the Matter of DLGF Requirements for TIF:

Marsha McSherry, County Auditor, presented the Disclosure of Contractual Obligations and Debt Service citing new requirements for TIF neutralization. McSherry explained the County must now list contractual obligation or debt service on TIF Districts. McSherry further explained the Disclosure is submitted to the Department of Local Government Finance for the TIF neutralization process. These Disclosures were for the VanBuren TIF and Dreyfus TIF.

In the Matter of DLGF Requirements for TIF continued:

Courtney reviewed the Disclosures stating the tax increment revenues required for the remainder of the Contracts for the Dreyfus TIF are \$5,975,000 and \$235,969.84 for VanBuren TIF (Maple Leaf Farms).

Motion: Bruce Woodward

To: Approve and accept the Disclosures as presented.

Second: Bill Warren

Ayes: 3 Nays: 0

Unanimous

In the Matter of the Redevelopment Commission 2009 Operating Budget:

Max Courtney presented the Redevelopment Commission 2009 operating budget. Woodward questioned whether the Commission was a member of the Redevelopment Council.

Marsha McSherry, County Auditor, stated no monies were paid out under the "dues" category in the 2008 budget.

Motion: Bruce Woodward

To: Approve the preliminary 2009 budget as presented.

Second: Bill Warren

Ayes: 3 Nays: 0

Unanimous

In the Matter of Future Plans:

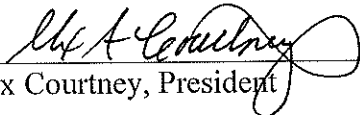
Max Courtney stated he was contacted about giving a presentation to the Builder's Association on the duties of the Redevelopment Commission.

Max Courtney further stated Buddy Downs from Ice Miller will be attending the July 10, 2008 meeting regarding the changes for the Redevelopment Commission and TIF Districts.

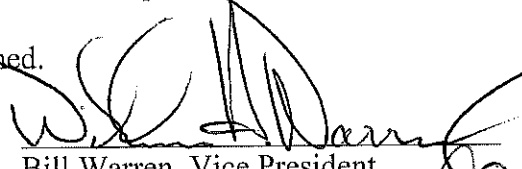
Courtney then encouraged Commission members to review the minutes from the January 11, 2007 meeting and examine the goals for the Commission.

Discussion was held regarding the price of oil and gas and the impact on commuters into the County and whether people will move closer to their workplace.

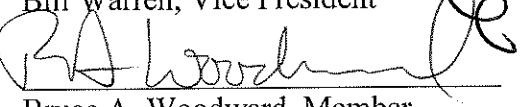
Being no further business, the meeting was adjourned.



Max Courtney, President



Bill Warren, Vice President



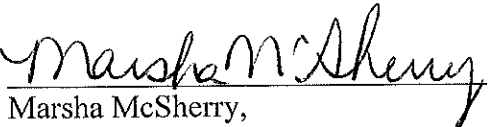
Bruce A. Woodward, Member

ABSENT

Lowell Owens, Secretary

ABSENT

Larry Teghtmeyer, Member

Attest: 

Marsha McSherry,
Kosciusko County Auditor

KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION
Courthouse, Old Courtroom
Thursday, July 10, 2008

The Kosciusko County Redevelopment Commission met at 9:00 AM on Thursday, July 10, 2008, in the Old Courtroom, Kosciusko County Courthouse. Members present included: Max Courtney, Lowell Owens, Bruce Woodward, Larry Tegtmeyer and Bill Warren. Also present for the meeting was County Auditor Marsha McSherry, Deputy Auditor, Michelle Puckett, Commissioner, Brad Jackson, County Council, Harold Jones, Joy McCarthy-Sessing, KDI and Henry DeJulia, Town Manager, Syracuse.

President Max Courtney called the meeting to order and the June 12, 2008 minutes were approved as presented.

In Old Business:

In the Matter of Greenway Project Update:

Lowell Owens stated there was nothing to report regarding the Greenway Project.

In the Matter of Update on Western Corridor:

Bill Warren stated there was nothing new to report regarding the Western Corridor project.

In New Business:

President Max Courtney introduced Thomas (Buddy) Downs of Ice Miller and Todd Samuelson of Umbaugh to discuss the changes from the State government that will impact the Redevelopment Commission. Introductions were made around the table of everyone present and handouts were distributed outlining the changes brought on by House Enrolled Act 1001.

Samuelson explained he and Downs were there to cover the changes covered within the packet regarding HEA 1001. Samuelson stated the changes to be highlighted pertained mostly to property tax caps, which could potentially impact the budget process for the County Council. With regard to the Redevelopment Commission, Samuelson stated there may not be a direct impact on the revenue but could impact in the future.

Samuelson began going over the HEA 1001 handout page by page:

- Page 3 – Regarding property tax caps (circuit breakers). Samuelson stated at this point, Kosciusko County is estimated to not have a material impact as a result of the circuit breaker legislation. Samuelson explained, by 2010, all property taxes will be capped at some percentage of the gross assessed value of a property. The level of the caps will be dependent on what type of property. Samuelson further explained the gross assessed value is the value of the property AFTER the application of all exemptions.

Downs stated he believes HEA 1001 will be amended in the future to correct technical language.

New Business Continued:

- Page 4 and 5 – Property tax caps. Samuelson explained for 2008, property tax caps attributable to homesteads are 2% of the gross assessed value; and, for 2009, the cap for homesteads will be 1.5% with the cap for rental properties, agricultural and long-term care facilities being 2.5% and commercial/industrial cap being 3.5%. In 2010, the cap for homesteads will be 1% with the cap for rental properties, agricultural and long-term care facilities being 2% and commercial/industrial cap being 3%. Samuelson stated the numbers put out by Legislative Services Agency (LSA) based on the 1-2-3 methodologies are effective 2010; and the County's estimated circuit breaker credits are to be \$18,500 total, which is not a large impact. Samuelson further stated LSA has accounted for new growth and trending; and, the numbers are not exact and will change. Samuelson stated all circuit breaker credits are calculated on a parcel-to-parcel basis; each parcel will be different. Samuelson then stated LSA has assumed growth in the tax base in two (2) ways: use of trending already used by the assessor's office and the growth rate of 3.6% as a result of trending. Bruce Woodward expressed concern regarding the potential effect of the property tax cap on new businesses looking to move or relocate to Indiana. Samuelson responded the numbers do not show a negative effect for new business in Indiana. Samuelson then stated HEA 1001 has made budgeting for County government much more difficult. Bill Warren questioned why the property tax caps affected Kosciusko County differently than other counties. Samuelson responded that some counties would lose up to 15% of their current levy resulting in a loss of revenue. Samuelson then explained the main cause of this loss is the effective tax rates and the functional tax base. Samuelson stated any increase in levies in other taxing units would impact all units. Samuelson then stated Kosciusko County has COIT and CEDIT to help fund the County budget while other counties do not have those revenues.
- Page 6 & 7 – Property tax cap for low income over age 65 homeowners. Samuelson explained the criteria for this cap are: must qualify for the homestead in the prior year and also the current year, as well as adjusted gross income, and the assessed value of the property. Samuelson also said the tax liability may not exceed the greater of zero or the difference between the previous year's tax bill and the current year's tax bill, multiplied by 102%.
- Page 8 – Samuelson explained that property tax distributions must be used to pay debt service (ex: jail) and lease rentals on property tax financings first. Samuelson then stated losses would be allocated to all that have a tax rate.
- Page 9 – Samuelson explained there is an increase in the standard homestead deduction of the lesser of 60% of the assessed value or \$45,000 – which is good for homesteads but bad for commercial/industrial. Samuelson further explained that in addition there is a supplemental homestead deduction applied after the standard deduction: if AV is \$599,000 or less, then taxpayer receives an additional 35% of assessed value and with an AV of \$600,000 or greater taxpayer receives an additional 25% of the assessed value. Samuelson explained that although this is good for the homeowner, it is causing shrinking tax base for the County.

New Business – Continued:

- Pages 12-24 correspond directly to the Redevelopment Commission. Downs explained as of July 1, 2008, the Redevelopment Commission must have two (2) members appointed by the County Council. Downs further explained the Commissioners must also appoint a non-voting member to the Redevelopment Commission with this member being a member of a school board of a school corporation located wholly or partly in the County. This member will have a two (2) year term. Downs then stated the County Commissioners must approve all tax abatements.

Discussion was held regarding the Maple Leaf Abatement Request wherein Downs felt the Commissioners should make a determination first before the Council hears the issue. Downs further stated the Redevelopment Commission could make a recommendation but it is not required.

Downs then explained that a declaratory resolution must identify all parcels to be “affected by” any redevelopment or economic project, or any other actions to be taken under the plan. Downs explained the term “affected by” is a vague standard and his firm will build fact-findings into future declaratory resolutions.

Bill Warren questioned what recourse the Redevelopment Commission has if the statements made in tax abatements are not followed.

Downs stated the tax abatement could be recaptured if business does not meet requirements or performance.

- Pages 12-24 continued. Page 17. Samuelson stated the maximum term for which an allocation area may be created is 25 years and also the maximum term of bonds or leases are now limited to 25 years. Page 18. Samuelson explained any amendment to a declaratory resolution, redevelopment or economic plan or redevelopment, economic or allocation area boundaries must follow the process for the original adoption of the declaratory resolution and establishment of the area. Page 19-23. Downs read over the requirements of enlarging a redevelopment or economic development area and Samuelson explained how a project must be physically located in or physically connected to the allocation area. Page 24. Downs explained the Commissioners must, before July 15, determine whether the amount TIF to be generated in next year will be sufficient to fund debt service/lease rental obligations. Downs further explained the Commissioners submit that determination to the County Auditor, County Council and the fiscal officers of taxing units that overlap the allocation area.

Downs explained further there could be “informational” meetings that are not an open door meeting in order for the Redevelopment Commission, Commissioners and County Council to discuss industrial prospects. Downs then said there could be no forum present from any given body at those meetings.

Larry Teghtmeyer stated with current TIF districts, HEA 1001 might reduce funds needed to pay bonds; if that happens what recourse is there?

Discussion and explanation ensued regarding the Louis Dreyfus bonds, repayment, etc. and the obligation of the company to repay those bonds regardless of effects of HEA 1001.

New Business – Continued:

Henry DeJulia, Town Manager of Syracuse, stated economic development is a very competitive arena. He then asked what the Redevelopment Commission's position is on a company playing areas or towns against each other to get the best tax breaks.

Downs stated companies have attempted this in the past but the State does not want to set one town or county against another. Downs further stated companies do want to get the best deal depending on what is available in each area (ex. rehabbing a building in one area versus no rehab but road, infrastructure, etc.).

Woodward responded by saying each case will be judged individually as it is presented.

In the Matter of Resolution for Dreyfus TIF and Van Buren TIF:

Courtney presented two (2) documents prepared regarding the Dreyfus TIF and Van Buren TIF. Courtney noted per Indiana Code 36-7-14-39(b)(3)(B), effective July, 1, 2008, the Redevelopment Commission should certify any excess value in a TIF area to the County Auditor by July 15th. Courtney added per documentation provided for the Dreyfus and Van Buren TIF's, there was no excess levy that could be allotted to other taxing units.

Motion:	Bruce Woodward	To: Approve resolutions certifying no	
Second:	Bill Warren	excess value in the Dreyfus and Van	
Ayes:	5	Nays: 0	Buren TIFs.
Unanimous			

In the Matter of the Syracuse and Turkey Creek Township Fire District:

County Auditor, Marsha McSherry asked DeJulia the status of the fire district for Syracuse and Turkey Creek Township.

DeJulia stated there is a meeting next month and they have received tax levy from the State.

In the Matter of the Maple Leaf Abatement and an Additional Meeting for the Redevelopment Commission:

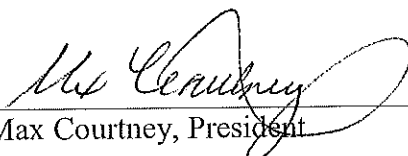
Max Courtney suggested having an additional meeting of the Redevelopment Commission to discuss the Maple Leaf abatement.

Harold Jones, County Council President, requested a recommendation from the Redevelopment Commission before the Council will approve abatements.

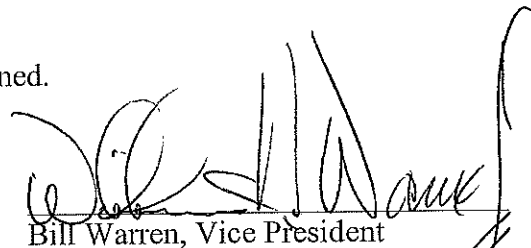
Bruce Woodward made a motion to approve the abatement for Maple Leaf. The motion died for lack of a second.

Motion:	Bruce Woodward	To: Conduct an additional meeting on July		
Second:	Larry Teghtmeyer	24, 2008 at 9:00a.m. in the Munson		
Ayes:	5	Nays: 0	Building to discuss the Maple Leaf	
Unanimous				abatement issue.

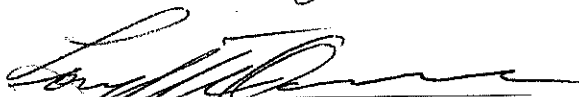
Being no further business, the meeting was adjourned.



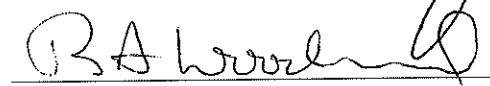
Max Courtney, President



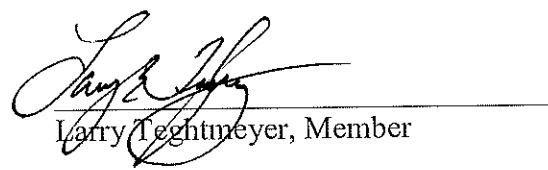
Bill Warren, Vice President



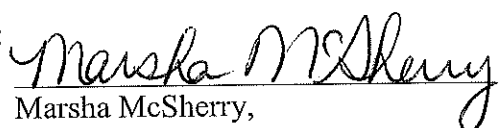
Lowell Owens, Secretary



Bruce A. Woodward, Member



Larry Teghtmeyer, Member

Attest: 

Marsha McSherry,
Kosciusko County Auditor

KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION
Munson Building
Thursday, July 24, 2008

The Kosciusko County Redevelopment Commission met at 9:00 AM on Thursday, July 24, 2008, in the Munson Building, Kosciusko County. Members present included: Max Courtney, Lowell Owens, Bruce Woodward, Larry Teghtmeyer and Bill Warren. Also present for the meeting was County Auditor Marsha McSherry, and Ron Robinson, County Administrator.

President Max Courtney called the special meeting to order and the July 10, 2008 minutes were approved as presented.

In Old Business:

In the Matter of Maple Leaf Tax Abatement:

County Auditor, Marsha McSherry, stated the Commissioners' role is to give Council approval to proceed or not proceed with abatement. McSherry then stated the Redevelopment Commission can make a recommendation to the Commissioners and/or Council on the Statement of Benefits for the abatement but it is not necessary.

Bill Warren questioned whether the Redevelopment Commission should get involved with personal property within tax abatements. Warren then questioned whether the Redevelopment Commission has any effect on the outcome of the abatement since their decision is not needed due to the recent HEA 1001.

In response to Bruce Woodward's question regarding the length of the Maple Leaf TIF, McSherry responded they are about twelve (12) years into a thirty (30) year TIF.

Max Courtney questioned if the TIF district would receive some benefit from the abatement, as the funds go back into the TIF. Courtney expressed concern that not enough funds would come back to pay the County.

Lowell Owens stated the County paid off the original TIF bond and it is now collecting tax dollars to recoup that payoff.

Warren questioned whether there is a follow-up process to make sure the companies follow-through with what was initially stated on the abatement.

McSherry stated Council receives annual reports submitted from businesses with abatements and Council must then approve or disapprove.

Larry Teghtmeyer stated the pay scale for the new employees at Maple Leaf range from \$10.05 to \$17.00 per hour with the average being \$10.56 per hour.

Warren expressed concern as to the ultimate cost of abatement to the County for the addition of 81 jobs.

Woodward stated the income tax for those employees stays in the County; and those employees contribute to the taxes within the County.

Warren questioned the amount of the real property abatement for Maple Leaf.
McSherry stated the real property amounts to approximately \$2 million dollars and there is no tax on that property through the abatement for the first year.

Teghtmeyer stated typically Council approves the abatement for real estate for ten (10) years and five (5) years on personal property. Teghtmeyer agreed with Warren saying the business gets a huge benefit from the abatement with the cost to the company being new jobs with a salary range of \$10 -\$17 per hour.

Courtney stated a need for a formula to calculate the cost versus the benefit to the County for allowing tax abatements for real and/or personal property.

Teghtmeyer stated school tax goes off of tax bills with the addition of a 1% increase in sales tax and taxpayers should see a good decrease in tax bills. Teghtmeyer then stated, next year, the property tax replacement credit also is removed and businesses gain the most.

Lowell Owens expressed concern to allow abatements with so many unknown factors such as the effects of the new property taxes and increase in sales tax.

Woodward questioned what happens to the funds generated from the TIF.
McSherry stated the Redevelopment Commission could decide to distribute surplus funds to a list of projects within the TIF.

Warren questioned the size of the Maple Leaf TIF area.
McSherry provided a map showing the TIF district's location in that Van Buren Township.

Courtney stated the Commissioners and Council need to exercise caution regarding abatements since other counties would be anxious to take business from our county. Courtney reiterated the need to continue to speak to new businesses about benefits of coming to our county.

Teghtmeyer stated the Council would value the opinion of the Redevelopment Commission regarding this abatement. Teghtmeyer further stated Council has approved all abatements to come before them with the exception of one.

Warren expressed concern saying that not every request for abatement should be granted just so the company will not go to another area.
Courtney stated Maple Leaf has been a steady business in the county for many years although he would like to see higher wages for the employees.

Owens, Warren and Woodward all spoke in favor of the Maple Leaf abatement with Woodward stating Maple Leaf has been in the County for a long time and they are still providing jobs even though they are not high wages. Woodward then stated the income taxes from those positions are still coming into the County.

Courtney stated the Redevelopment Commission needs to be proactive in new growth and also be a leader for economic development in the County. Courtney then stated he is anxious to see the result of the property tax changes.

McSherry stated she feels Council would like some guidance or recommendation from the Redevelopment Commission with regard to the abatement.

Woodward stated Maple Leaf is paying full property taxes on its current operation and they are only asking for abatement on future taxes on the items stated in the abatement.

Motion: Lowell Owens
Second: Bruce Woodward
Ayes: 3 Abstain: 2
Motion Carried

To: Support abatement for Maple Leaf Farms on real and personal property.

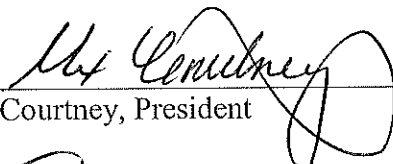
In the Matter of Future Business:

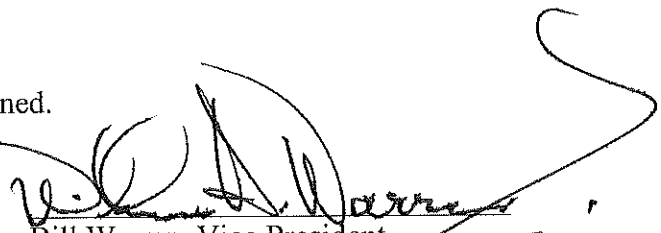
Courtney asked the board members to look at travel and the Warsaw airport development also making sure the County retains that airport and its business.

In the Matter of Update on Western Corridor:

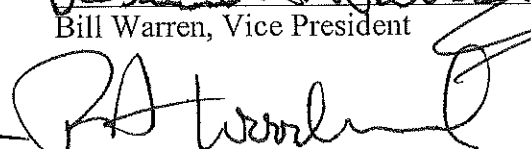
Bruce Woodward stated he and Dan Richard from APC spoke with engineers regarding the sewer system for the western corridor project. Woodward said they could go through the effort of designing the layout and obtaining easements; however with changing technology and the delays the project is encountering, the work may be obsolete by the time it could be implemented.

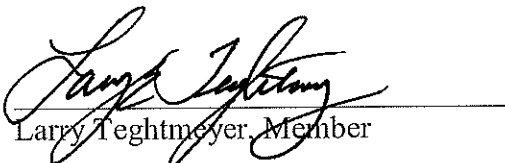
Being no further business, the meeting was adjourned.

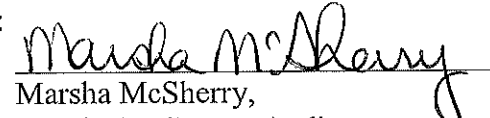

Max Courtney, President


Bill Warren, Vice President


Lowell Owens, Secretary


Bruce A. Woodward, Member


Larry Teghtmeyer, Member

Attest: 
Marsha McSherry,
Kosciusko County Auditor

KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION
Courthouse, Old Courtroom
Thursday, August 14, 2008

The Kosciusko County Redevelopment Commission met at 9:00 AM on Thursday, August 14, 2008, in the Old Courtroom, Kosciusko County Courthouse. Members present included: Max Courtney, Lowell Owens, Bruce Woodward, Larry Teghtmeyer, Bill Warren and Ron Yeiter. Also present for the meeting was County Administrator, Ron Robinson and Joy McCarthy-Sessing, KDI.

President Max Courtney called the meeting to order and the July 24, 2008 minutes were approved as presented.

In Old Business:

In the Matter of Greenway Project Update:

Lowell Owens stated there was nothing to report regarding the Greenway Project.

In the Matter of Update on Western Corridor:

Bruce Woodward stated there was nothing new to report regarding the Western Corridor project.

In New Business:

President Max Courtney introduced David Beall, Manager of the Warsaw Municipal Airport.

David Beall thanked the Committee for the opportunity to speak regarding the Warsaw Municipal Airport stating the Airport is a first class facility the community can be proud of.

Beall gave a brief history of the Airport: the BOAC was established in 1946 with the north south runway being built in 1948; it was then extended in 1959. The existing terminal was built in 1963/1964 with another extension on the north south runway in 1968. The main east west runway (the 927) was built in the early 80's with it being extended in 2000. The instrument landing and weather observation system was added 1993.

Beall stated there were a little over 25,000 operations for 2007 with the majority of that coming from the businesses in the community. Beall then stated there are 44 based aircraft with two (2) charter companies and one (1) cargo company.

Beall further stated the fuel sales for 2007 were 44,000 gallons of aviation fuel and 937,000 gallons of jet fuel for 2007. Gross revenue was \$3.1 million for 2007 with a net income of \$175,000. Beall added the budgets were: \$641,000 for 2007; \$659,000 for 2008; and \$730,000 for 2009.

In New Business Continued:

Beall further stated the Aviation Association of Indiana ranked the Warsaw Municipal Airport 14th in Indiana on economic impact within the county for 2007. Beall also stated the estimated transportation savings cost for the airport was \$598,000 with a total economic impact on Warsaw and Kosciusko County of \$32.8 million.

Beall informed the Commission that relocation of AEP high power lines was one of the capital projects being worked on and it is currently in the middle of a feasibility study. Beall stated there is an issue with County Road 100E regarding any future expansion of the east west runway. Beall then stated the FAA requires extra emergency landing option at the end of a runway and due to the location of CR100E, there is inadequate land available. For the FAA to contribute its 95% of funding for expansion the Airport would have to first get approval from the FAA to modify the mandated footage; otherwise, the project would have to be paid with local funding.

Beall stated the Airport does own the property on the east side of County Road 100E and has discussed relocating CR100E; however, the FAA will not allow a road to go by tunnel under a runway. Another option would be to relocate the road to the east of the treeline on the property located east of CR100E.

Beall stated the AEP will not lower the power lines therefore if the City of Warsaw rejects the Airport's project, then it is a dead subject. Beall noted there was talk of relocating the power lines to east of Chapman Lake but that entails an increased cost. Beall then stated that 98% of the Airport's funding comes from fuel sales so if planes are forced to fuel elsewhere because the runways are not long enough for them to take off with an adequate fuel supply, they lose that revenue. Beall said the AEP attempted to bury the power lines in Delaware County and they are having issues so that is not a viable option. Beall also said he plans to work with the Area Plan Commission on possible overlays regarding zoning in the areas surrounding the Airport.

Beall stated another capital project may be a new terminal that the Mayor of Warsaw would like to see built as well as new taxiway lights. Beall noted this would project a better image of a growing, thriving community to those arriving at the Airport. Beall added they are also working on changing the technology used at the Airport to mirror the FAA, which is a satellite based wide area surface approach.

Larry Teghtmeyer questioned whether the Airport is staffed 24/7. Beall responded there is someone on call 24/7 but they have a staff of five (5) with that number increasing to eight (8) in the summer.

Bruce Woodward questioned whether the Airport is self-funded by fuel sales. Beall answered fuel sales are the major source of their revenue but they do receive revenue from hangar rental and land leases. Beall then stated the Airport is on the City of Warsaw tax roll for a minimal amount per dollar. Beall explained the Airport must be on the tax roll to qualify to receive fuel excise taxes monies.

In New Business Continued:

Bill Warren questioned the fuel storage capacity at the Airport. Beall answered there is one (1) 10,000 gallon aviation fuel tank and two (2) 12,000 gallon jet fuel tanks. Beall further stated March and October have highest jet fuel sales due to the orthopedic companies' seminar/meeting times and the summer months have higher fuel sales for aviation fuel.

Larry Teghtmeyer questioned whether the runway length affects the fuel sales. Beall answered the sales are affected somewhat since aircraft cannot carry as much fuel in the summer and take off on the shorter runways. Teghtmeyer asked whether the companies in Warsaw have pressured the Airport to expand the runway length. Beall responded there have been sporadic requests but some companies have changed the size of the aircraft to accommodate the Airport runway length.

President Courtney asked what traffic the terminal sees during the week. Beall answered it is primarily the pilots and arriving or departing passengers. Beall stated he would like to see the addition of a meeting/conference room to the new terminal for companies to use and not have to transport passengers offsite to meetings. Courtney then asked if they received any requests for distribution or manufacturing space. Beall answered there have not been any such requests. Courtney then stated the Chamber of Commerce or KDI need to stay on top of requests of Airport or companies wanting to be close to the Airport. Courtney and Teghtmeyer both agreed an overlay district is an excellent way to prepare for future planning and/or expansion.

Bill Warren questioned why residential areas are located next to or very near the Airport. Courtney referenced the Dells subdivision in answer saying there was a housing need at that time and that subdivision was the only one available to fill that need. Beall stated unfortunately developers see areas surrounding airports as inexpensive, then develop that land and residents don't realize how the noise will impact them until after they move in. Warren also questioned if the Board had considered any further land purchases to help with creating a buffer zone where no one will build too close to the Airport. Beall stated the Airport Board has discussed possibly purchasing land north of County road 250N.

Commission thanked David Beall for speaking to them regarding the Airport.

In Other Business:

President Courtney referenced Elkhart County Redevelopment Commission criteria form for financial support. Courtney explained Elkhart County uses the form to decide whether an area will qualify as a TIF area; and, he would like to see if the Redevelopment Commission could use a form like this for TIF requests.

Teghtmeyer felt the form would be difficult to use quantitatively on a scoring basis. Courtney questioned whether the Redevelopment Commission could use the questions not as a template but to develop questions pertinent to Kosciusko County. Teghtmeyer then asked whether anything was received from Buddy Downs of Ice Miller regarding criteria to be used when considering an abatement and/or TIF.

In Other Business Continued:

Warren agreed it would be beneficial if the Commission had some form to help when considering a TIF area.

Woodward felt the form could be used as a tool to remind the Commission of criteria to consider when looking at projects for TIF and/or abatements.

Owens felt the Elkhart County template is not well written when asking for a yes or no answer and then to rate that answer on a 1 to 10 scale. Owens also felt the questions are ones to consider and could generate discussion but not used on a scale basis.

Ron Yeiter agreed the form could be used for discussion but not be used solely to decide on a TIF or abatement.

Owens stated he would like to know if Ice Miller has any form available to be used by other counties to aid in the decision on a TIF or abatement.

Teghtmeyer stated Allen County has similar criteria for TIF and/or abatement and he will work on getting a copy of those.

In Other Business:

Courtney questioned Joy McCarthy-Sessing of KDI whether she had anything to report. McCarthy-Sessing stated their office is under construction partially due to the previous fire and the interior should be completed in two (2) weeks. McCarthy-Sessing requested patience with their office during their construction time.

Teghtmeyer questioned McCarthy-Sessing and Martha Stoelting of The Paper on developments in Syracuse regarding the DANA building. Stoelting stated the DANA building is partially occupied with approximately 80 employees with some space still available. Stoelting further stated Allen Tehan is adding 10-12 new engineering positions. McCarthy-Sessing then stated the molasses plant, Sweet Licks, has closed moving the business to Kentucky. She then stated KDI is working with Syracuse Town Manager, Henry DeJulia to try to get information on the building for marketing purposes especially with railroad access to the property.

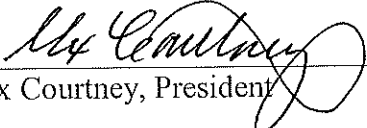
Courtney questioned whether there was any interest in the “Beer property” in Milford. Stoelting stated there has been an attempt to market the property but there has been no interest so far. Stoelting further stated the Town of Milford is reactivating their redevelopment commission realizing they need to be proactive.

Courtney questioned whether having both an east/west and a north/south railroad is helpful; and whether the railroads are solvent. McCarthy-Sessing stated CSX is the east/west railroad and Norfolk Southern is the north/south railroad; and there has been increased traffic on the CSX railway. McCarthy-Sessing also stated both companies are solvent.

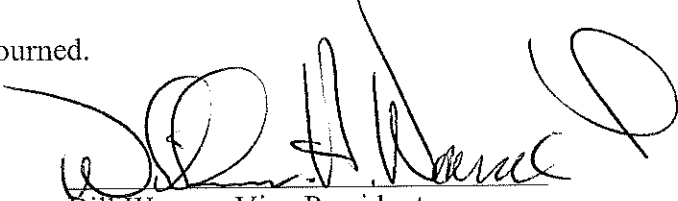
In Other Business Continued:

Woodward expressed his concern regarding the proximity of an airport to Warsaw stating work should be done on the Warsaw airport for use by the community instead of residents going to an airport in Indianapolis, Ft. Wayne or South Bend. Woodward stated he believes it is important to take care of the Warsaw airport as a connection to major airports.

Being no further business, the meeting was adjourned.



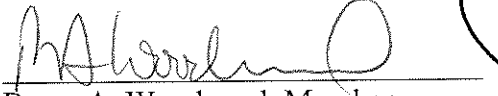
Max Courtney, President




Bill Warren, Vice President



Lowell Owens, Secretary

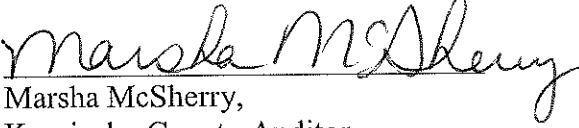


Bruce A. Woodward, Member



Larry Teghtmeyer, Member

Attest:



Marsha McSherry,
Kosciusko County Auditor

KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION
Courthouse, Old Courtroom
Thursday, September 11, 2008

The Kosciusko County Redevelopment Commission met at 9:00 AM on Thursday, September 11, 2008, in the Old Courtroom, Kosciusko County Courthouse. Members present included: Lowell Owens, Larry Teghtmeyer, Bill Warren and Ron Yeiter. Also present for the meeting was County Auditor, Marsha McSherry and County Administrator, Ron Robinson.

Vice-President Bill Warren called the meeting to order and the August 14, 2008 minutes were approved as presented.

In Old Business:

In the Matter of Greenway Project Update:

Lowell Owens stated there were no new updates concerning the Greenway except Governor Mitch Daniels was in Warsaw on September 10, 2008 to dedicate the new segment of the Greenway by Kosciusko Community Hospital.

In the Matter of Update on Western Corridor:

Bill Warren stated there was nothing new to report regarding the Western Corridor project.

In the Matter of Information for Guidelines for TIF and Abatement Areas:

County Auditor, Marsha McSherry, stated she spoke with Karen Arland at Ice Miller to obtain any further TIF/abatement information and has not heard back from her. McSherry referenced information regarding abatements and TIF areas from Allen County stating that information should be more helpful than previous information.

Larry Teghtmeyer stated he felt the information from Allen County was more useable and objective than previous information from Elkhart County.

Bill Warren questioned whether the information Teghtmeyer is seeking for abatements is for Council purposes also.

Teghtmeyer responded the information he is seeking is for use by the Redevelopment Commission. Teghtmeyer further stated the County needs to closely monitor the changes in the tax environment and further understand abatements and TIF areas and their impact on the community. Teghtmeyer then stated Council did grant the abatement to Maple Leaf Farms for seven (7) years on real property and four (4) years on personal property. Teghtmeyer further stated he felt it was a favorable decision for both the County and Maple Leaf, a long-standing company in the community.

Warren questioned if the decision was met with opposition from Maple Leaf.

Teghtmeyer answered that Maple Leaf did not oppose Council's decision. Teghtmeyer further stated he felt even though the wages were not too high, Maple Leaf included favorable benefits to their employees as part of the abatement.

McSherry stated there is not enough information available to determine the effect of the taxes in the next two (2) years. McSherry then stated there is also no way to determine the immediate effect of the circuit breaker. McSherry added there is a 27-41% decrease in property taxes expected for this year according to initial calculations. McSherry noted any voluntary payments made will show on the tax bills with the first installment due on October 31, 2008 and the second installment due on December 10, 2008.

Warren questioned whether the voluntary payments helped bring in some of the much needed tax money since the actual tax bills had not gone out.

McSherry answered yes and advances have been made all along for taxing units that requested funds.

Lowell Owens stated he would like to wait to see the effect of the tax changes and their impact before making any decisions on the abatement process.

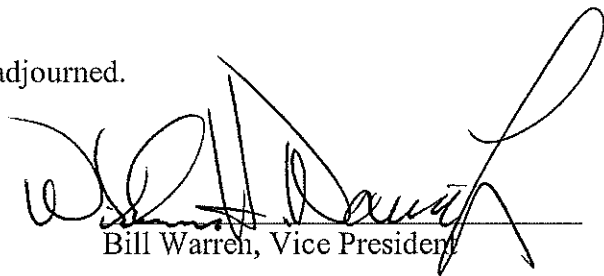
Teghtmeyer agreed with Owens stating it is prudent to wait and see how the County will be affected by changes implemented by the State.

Warren noted he would like to keep the TIF/abatement topic on the agenda for future reference and discussion. Warren further noted the County needs criteria to be established for TIF and abatement areas.

Being no further business, the meeting was adjourned.

Absent

Max Courtney, President



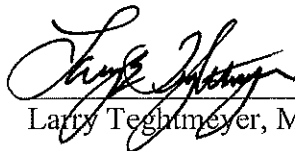
Bill Warren, Vice President

Absent



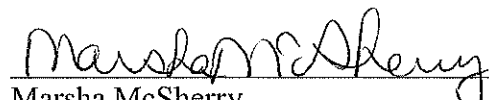
Lowell Owens, Secretary

Bruce A. Woodward, Member



Larry Teghtmeyer, Member

Attest:



Marsha McSherry,
Kosciusko County Auditor

KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION
Courthouse, Old Courtroom
Thursday, November 13, 2008

The Kosciusko County Redevelopment Commission met at 9:00 AM on Thursday, November 13, 2008, in the Old Courtroom, Kosciusko County Courthouse. Members present included: Max Courtney, Bruce Woodward, Lowell Owens, Larry Tegtmeyer, Bill Warren and Ron Yeiter. Also present for the meeting was County Auditor, Marsha McSherry, County Administrator, Ron Robinson and Commissioner, Brad Jackson.

President Max Courtney called the meeting to order and the September 11, 2008 minutes were approved as presented.

In Old Business:

In the Matter of Greenway Project Update:

Lowell Owens stated there were no new updates concerning the Greenway. When questioned regarding the importance of the Greenway, Owens responded the Greenway contributes to the community and the quality of life of residents also aiding in attracting employees to the area.

In the Matter of Update on Western Corridor and Strategy for 2009:

Bruce Woodward stated there was nothing new to report regarding the Western Corridor project. Woodward reiterated the original idea was to plan ahead and to create needed right-of-way for the infrastructure making the area shovel-ready for development by an incoming company. Woodward noted with advancements in technology any work or plans for the area may become out of date before there is a need for the infrastructure.

Bill Warren noted in an attempt to prepare an area for industry, the Redevelopment Commission may be getting ahead of any potential projects, causing more problems in the end for potential building plans.

Woodward stated the thought was also to get ahead of the engineering part of the project by six months to a year however the engineering cannot be done without knowing the need or where the development will be.

Warren then stated there was an attempt to run utilities to the area but only easements can be obtained without knowing what else will be needed for a specific site.

Lowell Owens questioned whether there have been any new land purchases in the area. Warren responded Ivy Tech and Warsaw Schools purchased land and sewer and water are being run to the sites. Woodward added the City of Warsaw is annexing the newly purchased areas that are getting sewers and water, i.e. Ivy Tech and the new Madison Elementary. Woodward further added NIPSCO is adding a new substation on the south side of County Road 300N near the site of Madison Elementary.

In the Matter of Update on Western Corridor and Strategy for 2009 Continued:

Max Courtney felt sewer lines should be run out to other potential building sites and to have the County run the lines so the sites are ready for development. Courtney expressed concern with not planning ahead with utilities, sewer, etc. for future development.

Warren suggested looking into taking an option on all available ground in the area since the land is all privately owned. Warren stated the County would then have some control if a company wants to develop an area; otherwise it would waste money installing sewers and utilities without having ownership control over the land.

Discussion ensued regarding whether to develop a plan to present to the Commissioners. Larry Teghtmeyer noted in the past the County lost industry to other counties when the land did not have utilities and sewer installed. Teghtmeyer agreed with Warren on gaining control over the land in the area to be ready for potential development.

Commissioner Brad Jackson concurred with obtaining control of the land before installing water or sewer lines. Woodward stated Indiana American Water (IAW) is preparing to install water lines to Ivy Tech and Madison Elementary. Woodward noted IAW has booster stations near the area but they will not spend the money to bury the lines to a potential area until there is a need.

Teghtmeyer stated Allen and Whitley counties have marketed to orthopedic related industries in an attempt to lure the companies to their area. Warren questioned whether the counties that market heavily to attract companies see a return on that investment. Warren suggested coming up with a plan to present to the Commissioners since they ultimately have final approval.

Courtney expressed concern that neighboring counties have more funding to market and attract economic growth. Courtney further stated even though the economy is not good, now is the time to attract businesses and promote the County. Warren concurred with Courtney that attracting more jobs and industry should be top priority. Warren then questioned whether to ask the Commissioners for a direction to strive toward. Owens stated he would like to develop a “skeleton” plan and then present it to the Commissioners. Jackson concurred with Owens on presenting ideas to the Commissioners and to generate discussion on same.

Courtney suggested another area to look into is the airport expansion. Courtney expressed concern with missing opportunities for economic growth due to not having a large enough airport to handle bigger aircraft. Courtney further noted broadband capabilities could be as important as sewer and water to a potential building site. Courtney expressed further concern that some areas do not have cable or fiber optic lines available.

County Administrator, Ron Robinson, stated the County currently has high speed lines that also connect Warsaw Schools directly with the dispatch center. Robinson stated South Bend and Mishawaka are installing fiber optic lines and should recoup those costs once companies tie into those lines.

In the Matter of Update on Western Corridor and Strategy for 2009 Continued:

Courtney questioned how to identify and attract businesses that would compliment the existing industry. Teghtmeyer then questioned whether there is a demand for orthopedic-related businesses to be near the orthopedic industry. Teghtmeyer noted identifying potential businesses and their intent to locate in the county should be done before developing an area to house those businesses.

Courtney stated some existing companies do not want additional industry to relocate in the county causing competition for employees. Courtney further stated those companies do recognize however the need to employ their employees' spouses, etc. in other industry. Courtney recognized the need to identify other industry or business considering moving to the County; not just orthopedic companies. Courtney noted the need for KDI to research other companies who may want to locate in the county.

Warren questioned whether KDI visits existing businesses to determine their needs. Courtney noted KDI does attempt to find out the needs of existing industry however not on a one on one basis.

Ron Yeiter questioned whether Area Plan Commission would have some insight into potential development near the new schools: Claypool or Madison. Woodward stated he sits in on the Area Plan Meetings.

Courtney questioned whether the Redevelopment Commission should provide a recommendation on the Lakeland Regional Sewer District. Warren noted he is in favor of sewers throughout the county but would like to see it as a government entity not private enterprise.

Courtney questioned Yeiter as to the schools' expected enrollment for the next 3 to 5 years. Yeiter noted Kindergarten through third grade enrollment has increased the most while other grades have remained steady. Yeiter further noted enrollment decreases into high school but they are working with vocational programs and area colleges to keep students in school and working toward learning skills or a vocation. Yeiter noted neighboring counties do not have the steady or increased enrollment of Kosciusko County. Yeiter further noted there has been an increased base of Hispanic in the schools.

Warren questioned Jackson as to the status of residential development in the county. Jackson responded residential, especially subdivision development, has slowed down. Jackson further noted there are 500+ home building sites available.

Courtney and Jackson both stated natural growth for industry and business is to the north, especially on State Road 15. Yeiter agreed with Warren noting the importance of finding out the needs of existing businesses. Courtney stated working with KDI will be important as they have information that would be beneficial. Teghtmeyer noted that having Joy McCarthy-Sessing from KDI at the next meeting would be helpful to provide necessary information on potential companies for the county.

In the Matter of Update on Western Corridor and Strategy for 2009 Continued:

Warren and Teghtmeyer concurred on gathering an outline of items to be accomplished or looked at for 2009 and also the importance of obtaining information from KDI.

Motion: Bill Warren

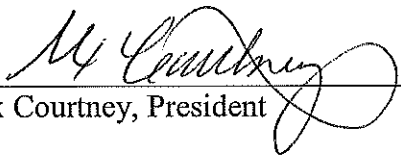
To: Forego a December meeting and reconvene on January 8, 2009.

Second: Lowell Owens

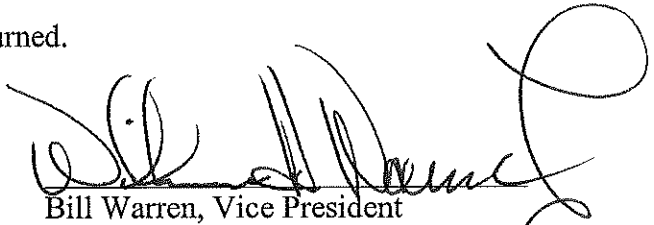
Ayes: 5 Abstain: 0

Motion Carried

Being no further business, the meeting was adjourned.

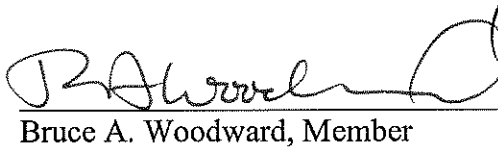


Max Courtney, President

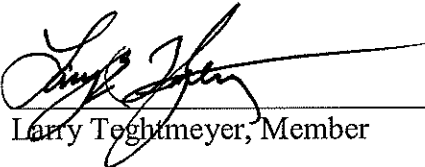


Bill Warren, Vice President

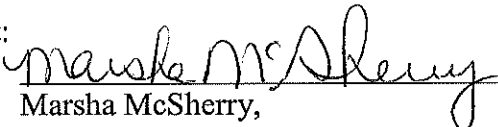
Lowell Owens, Secretary



Bruce A. Woodward, Member



Larry Teghtmeyer, Member

Attest:


Marsha McSherry,
Kosciusko County Auditor