

**KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION**  
**Courthouse, Old Courtroom**  
**Thursday, January 9, 2014**

The Kosciusko County Redevelopment Commission met at 1:00 PM on Thursday, January 9, 2014, in the Old Courtroom, Kosciusko County Courthouse. Members present included: Henry DeJulia, Bruce Woodward, Bill Warren, Max Courtney and Curt Hermann. Also present for the meeting was County Auditor, Marsha McSherry, County Administrator, Ron Robinson.

Henry DeJulia called the meeting to order and the November 14, 2013 minutes were approved as presented.

**In the Matter of Election of Officers for 2014:**

President Henry DeJulia opened the floor for nomination of officers. Bill Warren made a motion to retain the 2013 officers for 2014.

Motion:	Bill Warren	To: Retain 2013 officers for 2014 as:
Second:	Max Courtney	Henry DeJulia - President
Ayes:	4	Nayes: 0
Motion Carried		Max Courtney – Vice President
		Bruce Woodward – Secretary
		Bill Warren - Treasurer

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

County Auditor, Marsha McSherry, swore in the following members of the Redevelopment Commission for 2014: Max Courtney, Henry DeJulia, Bill Warren, Bruce Woodward and Curt Hermann.

**In the Matter of KEDCo:**

George Robertson, KEDCo Director, started by addressing the Commission with a few of the topics discussed at the Legislative Session. Robertson stated one topic of interest was the tax increment. A summer study was supposed to happen in reference to the topic of TIF's and other reforms, but the committee never met therefore, nothing happened. Robertson stated they do not feel there will be significant changes to the TIF law this year but, there is a serious issue with the TIF's. Robertson stated that Governor Pence has proposed to do away with the business personal property tax. The Economic Development Association for the state has taken a qualified opposed position to that piece of the legislation because of its effect on TIF's and local government. The position as a state wide organization is to be in opposition unless there is a source of revenue to replace the reduction. The effect would do significant damage to the local governments, which doesn't

help Economic Development if services cannot be provided to them. Robertson stressed the impact it would have on the TIF's revenue. He also explained that when a TIF is formed a majority of the tax comes the personal property tax of the businesses. Another issue with TIF's is many of them have bonds that were funded by projections from those tax breaks. The risk for those bonds to go into default becomes a greater risk as that revenue would disappear. Robertson shared that Indiana is highly competitive in terms of state and local taxes, except in the area of personal property tax for businesses. According to Robertson we have the highest personal property tax for businesses in the U.S. and the Governor is using that as an argument that we need to improve the tax climb in Indiana. Robertson assured the Commission that the Economic Redevelopment is in favor of improving the tax climb in Indiana, but is not in favor of hurting the local government or the TIF's. Max Courtney, Commission member, questioned Robertson on whether the Commission should send a letter stating they are opposed to the change that is being submitted on the personal property tax for businesses. Robertson advised the Commission they could take a general position at this time as it is still early in the session. The bill has not been introduced yet and they are not sure which house the bill will start in. Robertson assured the Commission that he would keep them well informed as he obtains information on this issue.

Robertson stated another issue the Legislative session which focused on was improvement in the state workforce programs. The Economic Development has placed the workforce as one of their number one priorities this year.

Robertson shared another issue from the Legislative session is the issue of whether or not to place on the ballot the controversial issue of outlawing gay marriages in the State of Indiana. The Economic Development group has decided not to take a position on this issue.

The Commission agreed to take a motion to draft a letter in opposition to the proposal of doing away with personal property tax for businesses. Bill Warren made the motion for Robertson to draft a letter stating the Kosciusko County Redevelopment Commission is in opposition to the Governor's proposal to do way with the personal property tax for businesses.

Tim Meyers, Warsaw Redevelopment board member, came before the Commission to express their concern on the Governor's proposal to do away with the personal property tax for businesses. Meyers stated they meet next Wednesday January 15, 2014 and he could see if they would be willing to compose a letter to combine with the Kosciusko County Redevelopment letter. The Commission felt that each group should submit their own individual opposition letter.

Motion: Bill Warren  
 Second: Max Courtney  
 Ayes: 4 Naves: 0  
 Motion Carried

To: Approval for George Robertson to draft a letter for the Redevelopment Commission to send out to State and Local representatives in opposition to the Governor's proposal to do away with the personal property tax for businesses.

Robertson continued with the direction KEDCO will be headed for in 2014. The number one priority is to continue to produce shell buildings within the county. The goal is to work with the towns and cities that are putting up shell buildings and market these buildings in the early stages. Robertson stated they can begin the marketing process as soon as they receive the architect drawings. The key target will be on the following industries: orthopedics, agricultural, automotive supplies, aerospace and medical devices. They will be working on a targeted marketing approach as opposed to a general approach. They feel a targeted approach will give them the best use of their time and money.

Robertson reiterated that the workforce in Kosciusko County is one of our biggest strengths. They continue to work on new programs to improve the workforce. One program is an eight (8) week boot camp that has been discussed in previous meetings. The boot camp will hopefully be underway this spring. The push on internship programs is another area the Development group will be working on.

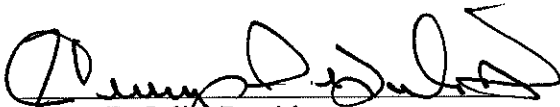
Bruce Woodward touched on the high speed rail project that is proposed to come through Kosciusko County. Woodward stated the Mayor has been tasked with raising funds in the amount of \$76,000 to help fund the \$2M project. Woodward feels that since this project would potential effect the Redevelopment Commission he would like to entertain a motion to donate \$1,000 in support. A motion was made by Bill Warren to donate a \$1,000 to the High Railroad project if legally the Commission has the authority to make such a donation. Robertson stated they Commission would need to do a finding, which would involve contacting the companies within the TIF's to see if they would benefit from the high speed rail project. After further discussion Marsha McSherry, County Auditor, will confirm what the guidelines are for the Commission with regards to donations.

Motion:	Bill Warren	To: Approve the donation of \$1,000 to the
Second:	Max Courtney	High Speed Rail project if it is confirmed
Ayes:	4	Nayes: 0
Motion Carried		that the Commission is within guidelines
		to do so.

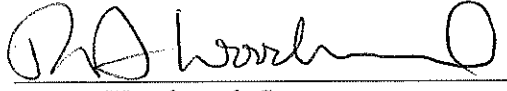
**In the Matter of KEDCo:**

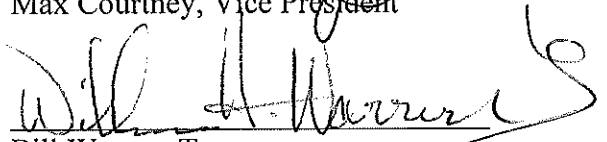
Henry DeJulia, President, presented the Maple Leaf fiscal plan to the Commission. The proposed projects were updated by DeJulia for the group to review. The Commission will review and look at the fiscal plan again at the February meeting.

Being no further business, the meeting was adjourned.

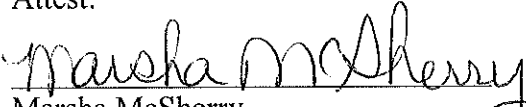
  
Henry DeJulia, President

  
Max Courtney, Vice President

  
Bruce Woodward, Secretary

  
Bill Warren, Treasurer

ABSENT  
Larry Tegtmeyer, Member

Attest:  
  
Marsha McSherry,  
Kosciusko County Auditor

**KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION**  
**Courthouse, Old Courtroom**  
**Thursday, February 13, 2014**

The Kosciusko County Redevelopment Commission met at 1:00 PM on Thursday, February 13, 2014, in the Old Courtroom, Kosciusko County Courthouse. Members present included: Henry DeJulia, Bruce Woodward, Bill Warren, and Larry Tegtmeyer. Also present for the meeting was County Auditor, Marsha McSherry and County Administrator, Ron Robinson.

Henry DeJulia called the meeting to order and the January 10, 2013 minutes were approved as presented.

**In the Matter of KEDCo:**

George Robertson, President of KEDCo, stated the year started out well with an expansion announcement from the town of Pierceton. OMCO, a manufacturer specializing in steel metal forming for the transportation industry will expand their business and create up to 40 jobs by 2016. The company has invested and will continue to invest in new up graded equipment to increase manufacturing capacity for its diversified customer base. Robertson stated that not only has the changes improved employee moral but they are also seeing new customers visit the facility.

Robertson stated there will be another announcement mid-February of another expansion and there are four more expansions in the pipeline. Robertson is hopeful these expansions will come to fruition over the next several months. With these announcements Robertson feels the county is starting out well and is hopeful it will continue.

Robertson touched on the legislator issues at hand. Robertson presented a Resolution from the Kosciusko Economic Development Corporation regarding the SB1 and HB1001. Robertson stated he is willing to construct a letter for the Redevelopment Commission if they desire. Robertson stated there is a strong discussion at the state, county and town level about revenue replacement. No amendment has been written in regards to the revenue replacement. Robertson stated there are two issues: one being the revenue replacement and the second is letting counties do away with the tax. Robertson stated the concern is if counties are allowed to eliminate the tax then there could be a bidding war between counties to entice businesses to move.

Robertson stated there is a bill in the TIF Legislation that gets introduced into the Senate every year. The bill will be introduced again this year and in the past has been killed every year. Robertson stated this year the bill appears to have more life. There are a couple issues being discussed at this time in regards to this TIF bill. The first item being discussed is one of the members of a TIF district has to be a voting school board member. Another item is the requirements to have TIF districts approve their budgets at a public hearing. Robertson

stated the budgets are currently heard at a public hearing so that would not be a concern to them.

Robertson stated their biggest priority is workforce development. KEDCo is working on the eight week boot camp program. KEDCo held the first meeting in January with the employers. The meeting went very well and received great feedback and interest. The second meeting is scheduled for the month of February. Robertson stated they are projecting the program to roll out in the spring.

**In the Matter of Western Corridor Plan:**

Dan Richard, Area Plan Director, was invited to the Redevelopment meeting by President, Henry DeJulia. Richard spoke to the Redevelopment Commission on the Western Industrial Corridor plan originally formed back in October 8, 1986. The plan was then revised in February 2009. Richard stated the Master Plan was meant to be a comprehensive plan outlining the means to develop a large parcel of ground. The Master Plan deals with broad community goals. A Master Plan will identify and suggest the best development strategy for a tract of ground. The concepts of the study were then in the hands of the Plan Commission and Board of Zoning Appeals to instigate during a plat process or site plan review. Richard stated that when looking for the location for the industrial rezoning, several elements were analyzed. These elements deal with such issues as adjacent property use, transportation routes, drainage, and environmental concerns. Upon the examination of the above elements the Plan Commission made their decision to rezone the 1,500 acres off of U.S. 30. The most important consideration was the proximity of the site to U.S. 30 which serves as a major thoroughfare for trucks going east and west. This fact, coupled with State Road 15 intersecting U.S. 30 to the east of the corridor made it an ideal location for an industrial park site from a transportation standpoint. The second major rationale used was the proximity of the industrial tract to the City of Warsaw. Due to its location, the possibility of sewer extension from Warsaw to the proposed tract was very possible. The third reason this tract was looked at is the cost associated with the purchase of the industrial ground. The hope of the planning departments was with the reduced price it would help recruit industrial firms. The fourth major rationale used was the potential for future expansion. The Industrial Corridor would offer future expansion both due west and due south. Richard stated the selection of tract would allow the Plan Commission to meet current and short range demands for the industrial ground and also to open large tracts to provide future needs of Warsaw and the County for future years.

Richard stated there has been some development in the area, but not as much as they would like to see. The stage has been set for additional growth, but they have not done much marketing as that is not their area of expertise, but they have set the table for development to happen in that area. The original thought was to promote industrial parks and not individual sites. They want to limit access roads to U.S. 30 to refrain from additional stop lights being needed. The thought was to build up existing county roads to make them available as access roads to limit the pressure that might otherwise be placed on U.S. 30.

Richard ended by stating the Master Plan was created as a regulation that would spur development in an orderly manner. The Plan was to act as a foundation and catalyst for a long term community wide effort at assisting our county in its growth plans. Though the road to proper long term planning is difficult, it will prove to reap benefits for future generations economically and through more compatible and safe living environment. Richard stated that the towns within Kosciusko County are helpful when it comes to getting involved with any development that formulates in their area.

The Commission spoke in reference to the 15 by-pass and the pros/cons of developing the by-pass. Larry Teghtmeyer stated the by-pass would be a means to move people quickly to the next town without all the stop lights and other obstacles to slow them on their commute. Ron Robinson stated the by-pass would not happen for several years due to all the steps that are required to make a project like that happen.

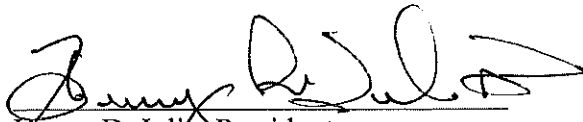
**In the Matter of TIF Fiscal Plan:**

Henry DeJulia, President, presented before the commission a revised Economic Development Plan for the Maple Leaf Economic Development area. DeJulia had asked the Commission during a past meeting to review and share any feedback on the Maple Leaf TIF Fiscal Plan. DeJulia stated a plan must be in place in order to spend the \$160,000 funds that will become available in 2015. Teghtmeyer stated the funds should be used for road repairs. He feels the funds should be invested in the roads in and around the TIF district to benefit the employee's and residents in the Maple Leaf Farms area. Teghtmeyer further stated that we are in a situation where funding for road repair is limited and the roads are critical. Teghtmeyer feels the money came from Maple Leaf Farms and feels it would be appropriate to invest the monies back into the roads surrounding Maple Leaf Farms. The cost for road repairs is expensive and it wouldn't take much to use up the \$160,000. Teghtmeyer does not want to give the impression to the community in the TIF District there is going to be a great deal of enhancements made with this funding. Bruce Woodward suggested the Commission table the discussion till the March meeting. Marsha McSherry will pull a copy of the TIF for the Commission to review and see if a Fiscal Plan is already in place.

**In the Matter of Business Personal Property Tax:**


Bruce Woodward questioned if the Commissioners made a Resolution for removal of the Business Personal Property Tax. Teghtmeyer stated the Commissioners are in favor of eliminating the Personal Property Tax, but not without the ability to replace the revenue. Woodward and Warren are concerned about the average tax payer and retirees and how eliminating the personal property tax will hurt them. They feel there is little to no support for the taxpayers and how eliminating this tax will affect them.

Being no further business, the meeting was adjourned

  
Henry DeJulia, President

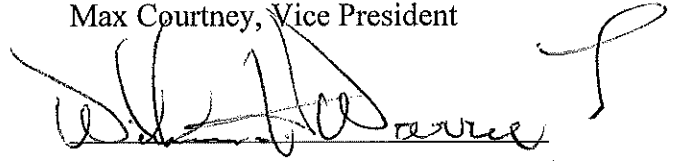


Bruce Woodward, Secretary

  
Larry Teghtmeyer, Member

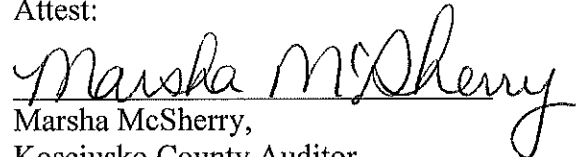
ABSENT

Max Courtney, Vice President



Bill Warren, Treasurer

Attest:

  
Marsha McSherry,  
Kosciusko County Auditor



**KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION**  
**Courthouse, Old Courtroom**  
**Thursday, April 10, 2014**

The Kosciusko County Redevelopment Commission met at 1:00 PM on Thursday, April 10, 2014, in the Old Courtroom, Kosciusko County Courthouse. Members present included: Henry DeJulia, Bruce Woodward, Bill Warren, Max Courtney and Larry Teghtmeyer. Also present for the meeting was County Auditor, Marsha McSherry and County Administrator, Ron Robinson.

Henry DeJulia called the meeting to order and the February 13, 2014 minutes were approved as presented.

**In the Matter of Louis Dreyfus TIF funds:**

Ron Robinson, County Administrator, came before the Commission to present a request from the County Commissioners. The request is to ask the Redevelopment Commission to advertise for an additional appropriation to use funds from the Louis Dreyfus TIF. The money will be used to repair 700 S, which is the main road that goes to Louis Dreyfus. Robinson stated this section of the road is deteriorating rapidly due to the harsh winter. Henry DeJulia questioned if the road could be milled and Robinson stated that the road is beyond that. Robinson stated the area is from 500 W to SR 15, but since the road has developed other areas that need repaired they may need to look at what areas to address first. Scott Tilden, Highway Superintendent, received quotes in the amount of \$140K and \$10K to fix the two sections that are in the most need of repairs. The Louis Dreyfus TIF has \$132,591.83 available. Robinson stated all the repairs will not be completed for both section due to there not being enough funding in the TIF right now. Robinson stated the additional appropriation would be heard at the May Council meeting.

Motion:	Max Courtney	To:	Approve the request made by Ron
Second:	Bruce Woodward		Robinson to use funds from the Louis
Ayes:	5	Nays:	0

Motion Carried

**In the Matter of KEDCo:**

George Robertson, President of KEDCo, came before the Commission to give an update. Robertson started by reviewing a corporate survey that was distributed in March. The survey questioned corporate CEO's, corporate real estate directors and site selectors. The survey asked these individuals what they want 2014 to look like and what criteria is the most important to them. Robertson stated the economic developers read this and look at this survey and rate how they are doing with respect to what potential businesses are looking for. One important aspect they look for is the change in trend. Robertson stated one major change in the ranking of the "Site Selection Factors" section was the availability of skilled labor jumped to the number one position. In the past skilled labor was ranked seventh or

eighth, but the survey shows that businesses are very concerned with the labor workforce. The highway accessibility and labor costs rounded out the top three factors. The issue the county is facing with having shell buildings available jumped up two spots to number six. Robertson stated this just confirms the need to have shell buildings available. The “Quality-of-life Factors” is small in comparison to the importance of the “Site Selection Factors”. Robertson stated businesses look at the crime rate as one of the major factors when they are searching for a site selection. Healthcare facilities and housing costs round out the top three for this section. Robertson stated the survey showed that a slow economic recovery is effecting the decisions for a business to open a new facility or to expand. The survey showed only twenty percent was considering this for 2014. Robertson went on to say that thirty percent plan on increasing their employees and twenty-one percent has placed their expansions on hold. Another question asked was “what would cause you to move or relocate from your current location”. The survey showed the number one reason would be high taxes followed by excessive government regulations, labor costs and labor availability.

Robertson stated that Senate Bill 118 has been passed and signed by the Governor and is now the law of Indiana. The Bill states that a statutory termination date will be imposed on TIF Districts that were not legally required to have an expiration date. TIF Districts which meet these guidelines will now have a statutorily termination date of the later June 30, 2025 or the final maturity date of obligations payable from the TIF District that are issued by July 1, 2015. Robertson stated another highlight from this bill is the pass through of assessed valuation. If the amount of excess assessed value captured by the Redevelopment Commission in a tax allocation area is expected to generate more than two hundred percent of the amount of TIF necessary to pay principal and interest on bonds and other amounts projected to be spent for authorized purposes from the TIF revenues in the following year, then the Redevelopment Commission will be required to report the existence of such excess to the legislative body of the unit and the amount of captured assessed value that the Redevelopment Commission proposes to pass through to underlying taxing units for the following year.

Robertson was excited to share information on the workforce skilled labor project that has been underway for over a year. Robertson shared the new logo for the program which reads “Kosciusko Kickstart Your Career”. The website address for the program has also been reserved at [kosciuskokickstart.com](http://kosciuskokickstart.com). The website is being designed now with the partnership of WorkOne, IVY Tech, KEDCo and the Chamber to get community involvement. The phase to start recruiting students into the program will begin shortly with a projected start date of mid May or June. The program will have twelve students, be twelve weeks long and be fifteen hours a week, which means individuals with jobs can still go through the program. Robertson stated they are also working on a sixteen week course for a machinist. The program is to help those individuals that don't have the skills to go into the manufacturing work environment and help them obtain the skills and tools to get that manufacturing position. Robertson said they will only be limited by how much they want to learn and how far they want to go.

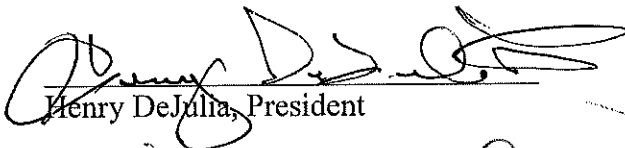
**In the Matter of Biomet Abatement:**

Larry Teghtmeyer, Redevelopment member, stated the County Council would be acting on the abatement for Biomet at tonight's meeting. Teghtmeyer stated this expansion is huge for the community and will add 150 employees with a base salary of \$75k. Teghtmeyer feels it would be good for the Redevelopment Commission to vote on a recommendation to take to the County Council for tonight's meeting. The Redevelopment Commission was in agreement that the ten year abatement was appropriate due to the size of the abatement and the economic value it will have on the community.

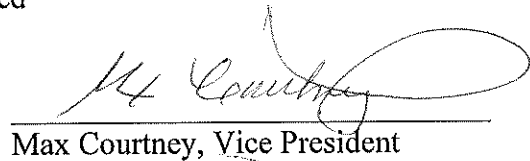
Motion: Bruce Woodward  
Second: Bill Warren  
Ayes: 5 Nays: 0  
Motion Carried

To: Approve the recommendation for the County Council to approve the ten year abatement for Biomet.

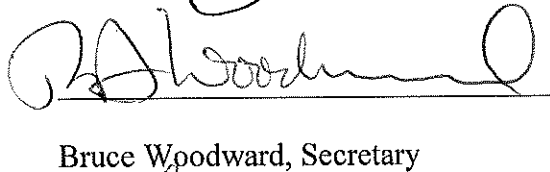
Being no further business, the meeting was adjourned



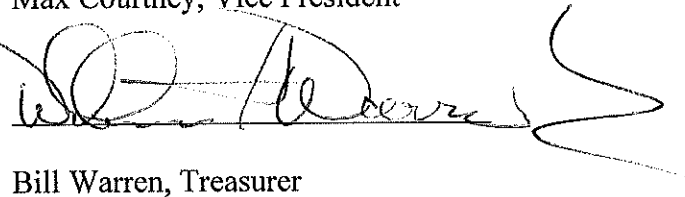
Henry DeJulia, President



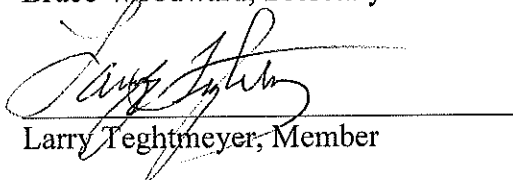
Max Courtney, Vice President



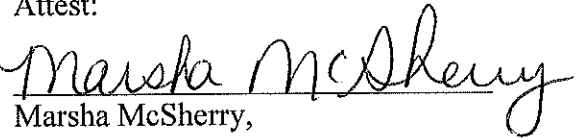
Bruce Woodward, Secretary



Bill Warren, Treasurer



Larry Teghtmeyer, Member

Attest:  
  
Marsha McSherry,  
Kosciusko County Auditor

**KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION**  
**Courthouse, Old Courtroom**  
**Thursday, May 8, 2014**

The Kosciusko County Redevelopment Commission met at 1:00 PM on Thursday, May 8, 2014, in the Old Courtroom, Kosciusko County Courthouse. Members present included: Henry DeJulia, Bruce Woodward, Bill Warren, Max Courtney and Larry Teghtmeyer. Also present for the meeting was County Auditor, Marsha McSherry.

Henry DeJulia called the meeting to order and the April 10, 2014 minutes were approved as presented.

**In the Matter of KEDCo:**

George Robertson, President of KEDCo, came before the Commission to give an update on the Economic Development. Robertson presented data to the Commission that shows how the local economy is doing. The data shows Kosciusko County is still on an upward trend in the first quarter with employment going up and unemployment going down. The levels are still not back to what they were in 2008, but they are headed in the right direction. Robertson stated the expansion projects that were discussed during first quarter are still moving forward, but at a much slower rate. Robertson stated they are hopeful some announcements will come forward before the second quarter is complete on additional expansions. Robertson spoke of the Zimmer/Biomet merger that was recently announced. Robertson stated the merger will not have a huge impact on 2014, because the merger will not be completed until the first quarter of 2015. Robertson feels there may be a little dislocation due to the redundancies in the white collar workers having duplicate departments, such as, legal, HR & Accounting. Robertson does not feel there will be any loss of jobs for the blue collar workers. Bill Warren questioned Robertson on the abatement Biomet has applied for and what will happen. Robertson stated at this point the abatement is still moving forward, but the two companies are still discussing several issues. Henry DeJulia questioned whether the state would get involved with the displacement of any employees due to this merger. Robertson stated Indiana is very dedicated to displaced employees and has an entire team to help those individuals.

Robertson presented the Commission with a rough draft of what the website will look like for the Kosciusko Kickstart your Career program. The website will be launched in the next two (2) – three (3) weeks and begin aggressive recruitment of students for the program. Robertson stated that South Bend graduated their first class and out of the twelve (12) students in the program eleven (11) of them had jobs immediately upon completion of the program. Robertson stated they anticipate the same results from our program. Robertson stated the program will offer different levels of training and they will continue to monitor what skills are missing from the work force in our county. Robertson stated welders are another area in high demand, specifically mig and tig welders. Robertson stated they are

working hard to have this program launched before the seniors graduate this year in hopes it will appeal to those seniors who have not considered further education. Robertson stated they are working regionally with Ivy Tech and Work One on logistics training. The first area is warehouse training due to the shortage of warehouse workers in the region. Robertson stated the warehouse job is not just driving a fork truck anymore. The job entails a higher skill level due to the array of skill sets that are required in today's work environment.

Kurt Herman, School Board Representative, questioned Robertson on funding for the Kickstart program. Robertson stated they will be offering scholarship assistance for the first session with funding from the Work One and Adult Education training programs. Robertson stated they are working with other agencies to help with scholarships for future programs. Herman was concerned that the programs are focused too much on manufacturing and the technology side might be getting overlooked. Harman stated the world is moving rapidly in technology and we need to be sure we are providing an avenue for that workforce need also.

Robertson stated we need to also focus on the career pathways for our students. Robertson stated we continue to stress the importance of our students moving onto college, that this is the only pathway for the student to head down. Robertson stated it has been proven that forty-five (45) % of students that have graduated with a Bachelor's degree are working in fast food restaurants and retail stores. Robertson said we need to create a variety of career paths for our graduating seniors.

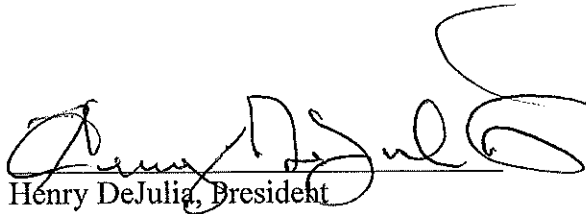
**In the Matter of Visiting the Lafayette Redevelopment Commission:**

Max Courtney announced that he will be traveling to speak to the Lafayette City Redevelopment to conduct a best practice visit. Courtney asked for volunteers to join him on his visit and for dates they could attend. Courtney also requested questions from the Redevelopment Commission that they would like answered during the visit. Courtney is planning on visiting in the next couple weeks to see what objectives, goals and views the Lafayette Redevelopment Commission has. Courtney will get back with the Commission on dates and schedule a visit.

**In the Matter of Draft Economic Fiscal Plan for the Maple Leaf TIF:**

Henry DeJulia, president, presented a rough draft for the Economic Fiscal Plan for the Maple Leaf TIF. DeJulia sent the draft to Chad Miner, County Attorney, but has not heard back from him. The Commission will review the draft and have their comments and recommendations at the next Redevelopment meeting. DeJulia will respond to the Commission if he hears from Attorney Miner prior to the next meeting.

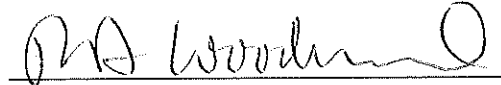
Being no further business, the meeting was adjourned



Henry DeJulia, President



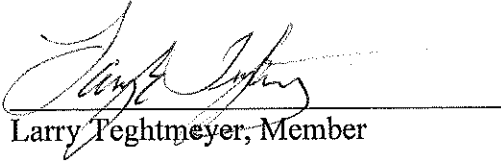
Max Courtney, Vice President



Bruce Woodward, Secretary

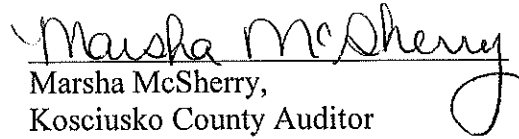


Bill Warren, Treasurer



Larry Feghtmeyer, Member

Attest:



Marsha McSherry,  
Kosciusko County Auditor

**KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION**  
**Courthouse, Old Courtroom**  
**Thursday, July 10, 2014**

The Kosciusko County Redevelopment Commission met at 1:00 PM on Thursday, July 10, 2014, in the Old Courtroom, Kosciusko County Courthouse. Members present included: Henry DeJulia, Bruce Woodward, Bill Warren and Max Courtney. Also present for the meeting was County Auditor, Marsha McSherry and County Administrator, Ron Robinson.

Henry DeJulia called the meeting to order and the May 8, 2014 minutes were approved as presented.

**In the Matter of Indiana Economic Development Corporation – Dave Behr:**

Dave Behr, Indiana Economic Development Corporation (IEDC), came before the Commission to give a brief overview of IEDC. Behr stated IEDC is statewide, and has been split into Regional Directors. Behr is over Kosciusko, Elkhart, St. Joe, Marshall and Fulton County. Behr stated the Directors work closely with the county Economic Development Organization's in order to keep the lines of communication open and to better understand what is taking place within the individual counties. Behr stated the main focus for IEDC, is attracting new business into the region such as manufacturing and distribution. Behr stated they help new businesses determine where in Indiana they need to locate to best serve their business needs. Behr explained they offer incentives to the businesses to attract them, which has played a key role in several businesses choosing Indiana as a place to call home. The incentives are based on the company's performance and making sure the companies do what they said they were going to do. Behr stated most businesses are looking for shell buildings because they don't have the time to wait on a new building to be built. Behr stated there are four main criteria a business looks at when moving or building their business. They include the financial strength of the state, what the skilled workforce is like, what are the work ethics of the people and what is the cost of living in that particular state.

**In the Matter of KEDCo:**

George Robertson, President of KEDCo, came before the Commission to give an update on the Economic Development. Robertson stated they have seen an increase in larger prospects looking at Kosciusko County and he feels this is attributed to the Right to Work law that was passed. Robertson and Behr both agreed that the Right to Work has made a huge difference for the entire State of Indiana. Behr also stated they were advertising "Shovel Ready Sites" to attract companies, but they are not interested in that. Behr and Robertson both agreed companies want shell buildings not shovel ready sites.

Kurt Herman, school board member, questioned Robertson on who helps the towns and cities within Kosciusko County if they hear of a prospect looking at their area. Robertson stated the reason Kosciusko County Redevelopment was created was to be the middle man between the prospect and the town or city. Robertson stated the state will only work with

one redevelopment source and his group is that source. Robertson continued by stating he feels his team has a great relationship with all the towns and cities within Kosciusko County and feels very confident in their collaboration together on all new prospects.

Robertson stated his group is going to be very busy over the next several months as there are a number of expansions happening. Robertson stated Kosciusko County employment has risen by 400 hundred jobs from April to May of this year. The employment from 2013 had increased by 2400 jobs from 2012, which was a 7% increase and it appears the employment rate is continuing on the upward swing. Robertson shared that Kosciusko is 40% manufacturing, which allows for a stable local economy, and we do not see the big shifts in our economy. Robertson stated that in comparing numbers from the end of last year showing we had 2400 new jobs within Kosciusko County 600 of them came from people who left the county to work but now work within our county. We have 500 new individuals from outside the county that commute to our county to work each day. Robertson stated Kosciusko County is 89<sup>th</sup> out of 92 counties with the lowest unemployment rate. There are only 3 other counties that have a lower unemployment rate than Kosciusko County. Robertson stated the biggest challenge is the unemployment rate and this is the reason they have been focusing on workforce. Robertson stated we do not have an unemployment pool to pull employees from that companies want to hire.

Robertson stated the Kosciusko County Kick Start website is up and running and invited the Commission to visit the site at [KosciuskoKickStart.com](http://KosciuskoKickStart.com). Robertson stated they are looking for ways to market the program to get young adults (20-30 years olds) that have not considered manufacturing as a career path. Robertson and his team are currently researching marketing methods to use that would best serve as ways to reach the young adults. Kurt Harman suggested using billboards as an advertising tool.

**In the Matter of Fact Finding Trip to Lafayette Redevelopment:**

Bill Warren began by stating the Lafayette Redevelopment group has \$8M a year coming in to use for infra-structure. Warren stated they combined all their TIF Districts together and were able to use their TIF money in multiple areas, which allows for better use of funds for infra-structure. Warren also stated they were able to purchase a garbage truck and fire truck for the city. Warren continued by stating their River Front project was a great success for them and created several small business opportunities in that particular area. Max Courtney liked the creativity of how they used the TIF funding to purchase the fire truck and garbage truck. Courtney addressed the fact that they have a Redevelopment tax they collect that is based on the property values as your property tax is. Courtney stated they created TIF Districts where the fiber optics ran, which connected other TIF's. The use of TIF's in this way could attract businesses and then they would have an invested interest in that area. Courtney continued by stating the trip opened his eyes up to the fact that TIF's could be used for more than just sewer and water and found the trip very interesting.



**In the Matter of Annual Report to State on TIF's:**

Marsha McSherry, County Auditor, presented a letter to the Redevelopment Commission for approval in reference to the Dreyfus, Leesburg, Trupointe and Van Buren TIF stating there are no "excess assessed value" that may be allocated to the overlapping taxing units.

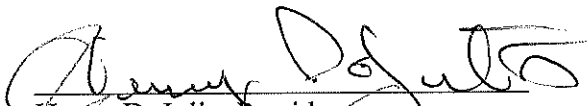
Motion: Bruce Woodward  
Second: Max Courtney  
Ayes: 4 Nays: 0  
Motion Carried

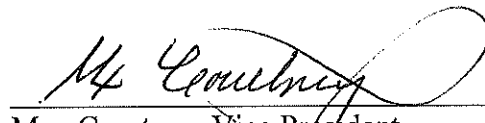
To: Approve the letter in reference to the Dreyfus, Leesburg, Trupointe and Van Buren TIF stating there are no "excess assessed value" that may be allocated to the overlapping taxing units.

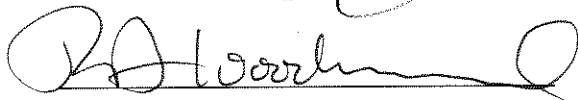
**In the Matter of TIF Management Application:**

Marsha McSherry, County Auditor, stated the Redevelopment Commission has an obligation to file a TIF Management Application with the state. McSherry stated all the applications have been prepared and will be submitted to the Gateway program either today or tomorrow.

Being no further business, the meeting was adjourned

  
Henry DeJulia, President

  
Max Courtney, Vice President



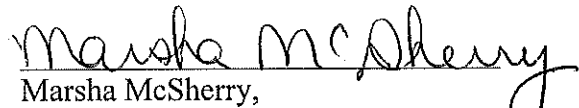
Bruce Woodward, Secretary



Bill Warren, Treasurer

        Absent          
Larry Teghtmeyer, Member

Attest:

  
Marsha McSherry,  
Kosciusko County Auditor

**KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION**  
**Courthouse, Old Courtroom**  
**Thursday, August 14, 2014**

The Kosciusko County Redevelopment Commission met at 1:00 PM on Thursday, August 14, 2014, in the Old Courtroom, Kosciusko County Courthouse. Members present included: Henry DeJulia, Bruce Woodward, Bill Warren, Larry Tegtmeyer and Max Courtney. Also present for the meeting was County Auditor, Marsha McSherry and County Attorney, Chad Miner.

Henry DeJulia called the meeting to order and the July 10, 2014 minutes were approved as presented.

**In the Matter of Economic Development Plan:**

Chad Miner, County Attorney, came before the Commission to discuss the Economic Fiscal Plan for the Maple Leaf TIF. Miner stated he has been in contact with Buddy Downs and Todd Samuelson, TIF attorney's, in reference to the Fiscal Plan and was not sure he would have many answers for today's meeting. Miner stated that if the TIF was created prior to July 1995 then a new bond issuance is needed by July 1, 2015 in order to keep the TIF bond going. If the new bond issuance is not completed then it would end on June 30, 2025. Miner stated he does not know the exact year of the Maple Leaf TIF, but based on information he did find it appears to be in 1997. Miner continued by stating the Maple Leaf TIF does not appear to be affected by the new requirements, but will confirm this with Downs and Samuelson. Miner stated it does not appear anything needs to be done on the Maple Leaf TIF at this point, but Miner would like to obtain copies of the declaratory and confirmatory resolutions for his review. Miner will review these documents with Downs and Samuelson and get their input.

George Robertson, President of KEDCo, stated there is another new law pertaining to TIF's. The new law states if the TIF bond has funds in the bank that are not obligated, such as no bond issue and bond payments, you need to have a plan in place for those funds. Robertson stated if there is no plan in place then those funds get distributed to the taxing jurisdictions and the TIF loses control of those funds. Robertson stressed the importance of having a business plan in place for the TIF and that the plan is not approved by the State. The plan is approved by the legislative body which is the County Council. The last payment for this TIF bond was paid in February 2014 according to Marsha McSherry, County Auditor.

Miner stated he reviewed the Economic Fiscal Plan for the Kosciusko County Maple Leaf TIF that was presented to him by Henry DeJulia and it looked fine to him. Miner stated he met with Downs & Samuelson and gave them a copy to review for their input. Miner has not heard anything back from either of them, but feels the Commission could adopt the plan as is and make changes at a later date if needed and amend the plan at that time. Bill Warren questioned if they could remove Maple Leaf's name and adopt the plan to be used with all

TIF's. Miner stated he feels the plan should contain the TIF's name, but will confirm with Downs and Samuelson.

DeJulia stated Bruce Woodward requested language be added for the purchase of possible EMS vehicles. Robertson stated the language needs to read "equipment necessary to serve the TIF District" to ensure the funds are used appropriately. Max Courtney recommended the language "services" be placed in the Fiscal Plan under number 14 with other activities. The Commission agreed that the language "municipality" should be removed from number 9 in the Fiscal Plan. Bill Warren suggested a section be added stating the Commission could amend the plan at any time, but Robertson and Miner stated they did not feel it was necessary to have that language included. Miner stated there is no statute stating they cannot amend the plan. Robertson stated this Plan will have to be approved on an annual basis as long as there is a surplus in funds for the TIF.

The Commission agreed to make the changes that were discussed to the Fiscal Plan and bring the plan back to the September meeting for approval.

**In the Matter of KEDCo:**

George Robertson, President of KEDCo, came before the Commission to give an update on the Economic Development. Robertson presented the Commission with an Employment-Unemployment Data quick facts sheet. Robertson shared that 2,000 more people were employed in 2013 than in 2012 and in January 2014 – June 2014 Kosciusko County has added 3,024 employed people, which means we have a total of over 5,000 new employed individuals in our county over the past 18 months. The additional 3,024 employed equals \$2.7 million new weekly payrolls, which is great news for the retail and other business establishments in our county. Robertson stated with the unemployment pool decreasing the manufacturing companies are concerned as they are having a harder time finding skilled employees.

Robertson shared that a Joint Industry Advisory Board with the machining board at the Warsaw Area Career Center and Ivy Tech was created. The board was created to help the two facilities work together to give students the opportunity to gain a skilled trade without the school having to purchase the costly machinery. Robertson stated they would be doing the same thing for the welders as there are over fifty (50) jobs currently available in that line of work.

Robertson stated another area they are working on is the advertising of the Kick Start Program to recruit students into the program. They will be running ads that share the benefits of the program and why they should consider this program to help their future. Robertson stated this program will still not meet the counties need and his board challenged him to recruit workers. Robertson stated they are developing a couple programs and looking at employer participation in these programs. One program is "The Bring Them Home" program and the other program is based on compatible parts of the country. Robertson stated the compatible program is tougher to sell and requires more research and time. Robertson stated one downfall of having a shortage of workers is attracting new companies to the area. Another downfall is existing companies leaving because they do not have a pool

of skilled workers to choose from. Robertson addressed the shell building issue and how important it is to have these available and ready for potential companies. We have shovel ready sites available, but not many shell buildings, and the ones we have are not large enough for the bigger companies.

Henry DeJulia questioned if the Kick Start program is subsidized for those who cannot afford to pay. Robertson stated they are working on several options to allow everyone the opportunity to attend the program if they qualify. The program is designed to help those individuals that are good workers, but might not have the skill. Robertson stated they could possibly use Department of Labor funds for individuals that are unemployed. They are also working with area companies to see how it might be beneficial for them to pay for an employee to attend the program. Robertson stated they are looking at all options to ensure the program is a success.

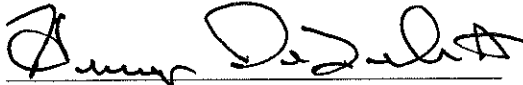
**In the Matter of Fact Finding Trip to Lafayette Redevelopment:**

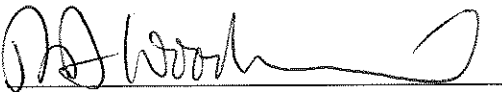
Several members from the Redevelopment Commission met with the Lafayette Redevelopment group to see and hear what they have been doing. One thing they did was create a Riverfront City District. Bill Warren questioned if the Riverfront District would apply to our County. Warren stated that the City of Warsaw is researching the guidelines that need to be followed in order to establish a Riverfront District. Max Courtney suggested the Commission invite someone from the Lafayette Riverfront District to attend one of the Redevelopment meeting so the Commission can ask their questions and become better informed about what a Riverfront District is and how it works. Courtney feels strongly this could be an opportunity for the county and worth checking into. Courtney also stated he would like to know more about the Fiber Optic District in Lafayette. The Commission feels a Riverfront District has the potential of creating new business, such as food establishments and retail.


**In the Matter of KEDCO Infrastructure Meeting:**

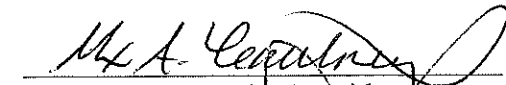
Bruce Woodward gave a brief update from the KEDCO Infrastructure meeting. Woodward stated they spoke on transportation of freight and products and how imperative this is. Woodward stated the freight companies are trying to avoid the bottle neck of Chicago when moving freight. Their main focus right now is the finishing of US 31 to interstate quality with limited access, tying US 30 on west side of the state through Iliana toll way, making US 30 a limited access highway with no stop lights from Ft Wayne to Valparaiso. Larry Teghtmeyer stated there is a Blue Ribbon Study Committee for Highways that has been conducted that contains a lot of the information that Woodward was speaking of. Teghtmeyer highly recommended the Commission to read the Blue Ribbon Study.

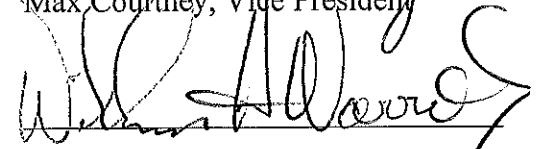
Being no further business, the meeting was adjourned

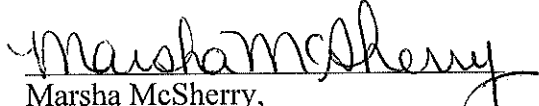
  
Henry DeJulia, President

  
Bruce Woodward, Secretary

  
Larry Tegtmeyer, Member

  
Max Courtney, Vice President

  
Bill Warren, Treasurer

Attest:  
  
Marsha McSherry,  
Kosciusko County Auditor

**KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION**  
**Courthouse, Old Courtroom**  
**Thursday, September 11, 2014**

The Kosciusko County Redevelopment Commission met at 1:00 PM on Thursday, September 11, 2014, in the Old Courtroom, Kosciusko County Courthouse. Members present included: Henry DeJulia, Bruce Woodward, Bill Warren, and Max Courtney. Also present for the meeting was County Auditor, Marsha McSherry.

Henry DeJulia called the meeting to order and the August 14, 2014 minutes were approved as presented.

**In the Matter of Syracuse Technology Park:**

Henry DeJulia gave a brief update on the Syracuse Technology Park. DeJulia stated a solar power sign has been installed at the entrance of the Technology Park. DeJulia also stated the park received a silver certification as a shovel ready site. The park is ready and looking for investors that are ready to build.

**In the Matter of Adoption of TIF Economic Fiscal Plan:**

Henry DeJulia presented the Economic Fiscal Plan for the Maple Leaf TIF district. The Fiscal Plan has been reviewed by County Attorney, Chad Miner, and no issues or concerns were found. Bill Warren made the motion to approve the Fiscal Plan for Maple Leaf and would be appropriate to use for any TIF that has money and requires an Economic Fiscal Plan.

Motion:	Bill Warren	To:	Approve the Adoption of the
Second:	Max Courtney		Economic Fiscal Plan for any TIF that has
Ayes:	4	Nayes:	0
			money.
Motion Carried			

**In the Matter of KEDCo update:**

George Robertson, President of KEDCo, came before the Commission to give an update on the Economic Development. Robertson stated that within the next two-three weeks depending on State approval there will be two announcements of expansions. Robertson could not give names of the companies at this time.

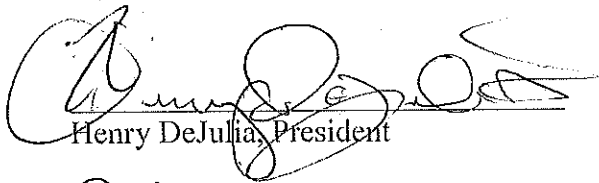
Robertson stated they are continuing to focus on the work force and recruiting skilled individuals. Robertson continued by stating they are working on a "Comeback to Kosciusko Campaign". The campaign will focus on ways to draw individuals back to Kosciusko County to live and work. Robertson stated he has seen this campaign work before and is hoping it will have success here.

Robertson feels the schools need to stop pushing the four (4) year college degree for high school students. The issue/concern has been raised that not all high school students are

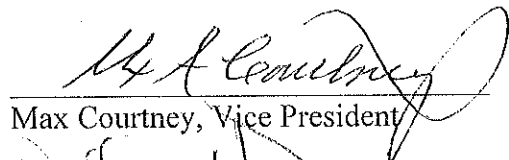
college material and would be better at attending a career path through a Technology school, such as Ivy Tech. Robertson stated they are working on a program with Ivy Tech to have seniors spend their last semester of high school attending classes at Ivy Tech. The seniors will earn credits that can be used towards their two (2) year program.

Robertson stated they will be gathering information from companies in Kosciusko County listing all the positions they have open, including temps. The advertisement will combine all the jobs and list wage ranges. This form of advertisement will be used to entice individuals that have left the county to hopefully return to Kosciusko County to live and work. Robertson stated they are relying on parents, grandparents and friends to convey the job information to their family members who have left the county. The advertisement will direct them to go to the KEDCo website and they chose what they are looking for and click on that job. The website then allows them to submit a resume for that position and the resume automatically goes out to all the companies that have an opening in that particular position. The company will then contact the individual if they are interested.

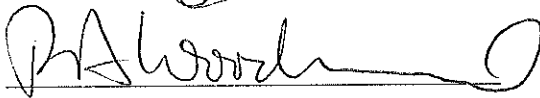
Being no further business, the meeting was adjourned



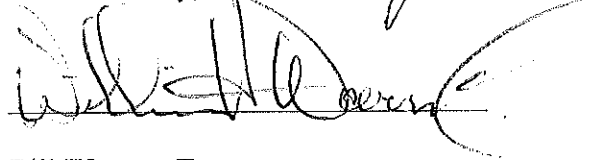
Henry DeJulia, President



Max Courtney, Vice President



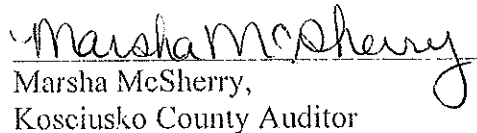
Bruce Woodward, Secretary



Bill Warren, Treasurer

ABSENT  
Larry Teghtmeyer, Member

Attest:



Marsha McSherry,  
Kosciusko County Auditor

**KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION**  
**Courthouse, Old Courtroom**  
**Thursday, November 13, 2014**

The Kosciusko County Redevelopment Commission met at 1:00 PM on Thursday, November 13, 2014, in the Old Courtroom, Kosciusko County Courthouse. Members present included: Henry DeJulia, Bill Warren, and Larry Teghtmeyer. Also present for the meeting was County Auditor, Marsha McSherry and County Administrator, Ron Robinson.

Henry DeJulia called the meeting to order and the September 11, 2014 minutes were approved as presented.

**In the Matter of North Central Co-Op TIF:**

George Robertson, President of KEDCo, came before the Commission and presented a Declaratory Resolution 14-11-13-001 for the Co-Op Economic Development Area. The Plan stated the area will promote significant opportunities for the gainful employment of citizens of Kosciusko County by providing needed infrastructure to the area and the option to provide local incentives which are expected to enhance the area, thus increasing the number of jobs available to County residents. Robertson stated the area of interest by North Central Co-Op was an area between Burket and Mentone, but it had some deficiencies. Robertson stated the areas of concern were the roads are beat up and not wide enough and no fiber optic in the immediate area. Robertson, along with County Administrator, Ron Robinson, suggested creating a TIF district for this area in order to solve some of the issues. The TIF will allow for a great business opportunity and expansion for an area of the county that is in need of this type of growth.

Rob Young, Senior Director of Business Development for the Hagerman Group, stated it has been a pleasure working with Robertson and the other County employees on this project and is looking forward to continuing the relationship. Young, agreed with Robertson on the concerns of the roads and no fiber optic in the area of interest. Young stated North Central Co-Op is working to combine smaller service centers into one large regional service center. Young thanked the Commission and the County for the consideration of the TIF as it is a much needed tool to make the project happen. Young introduced Rob Zeldenrust, North Central Co-Op Senior Agronomy Manager.

Zeldenrust, stated the North Central Co-Op put this project at the top of their priority list knowing they had other options to consider in choosing the right location to expand. Zeldenrust thanked Robertson for his dedication and responsiveness to their needs and to help seek out their needs and provide the right solutions. Zeldenrust stated the original rail car count was to be 30 cars, but has since been increased to 75 rail cars, due to the confidence they have in the property located in Mentone.



Young stated the total investment will top at \$8M and is a significant effort. Young continued by stating no one will lose their job over this migration and will create at least fifteen (15) new jobs with an average salary of \$40,000 per year.

Robinson stated the area contained in the TIF stretches from Burket at 1000 W and continue along SR 25 to 700 W down to 600 S, which is approximately a three (3) mile area. The TIF will include Midwest Poultry and North Central Co-Op. Robinson stated Midwest Poultry has expansion plans in this area as well. Robinson stated the TIF will proceed to the Area Plan Board for approval and then onto the Kosciusko County Commissioners for their approval.

Chad Miner, County Attorney, presented the Declaratory Resolution for the Commission's approval. Miner read the Declaratory Resolution listing the county projects that will be allowed with this TIF.

The Redevelopment Commission thanked Robertson for his continued dedication to projects such as this and the efforts of his staff. The Commission also thanked North Central Co-Op for choosing Kosciusko County as their choice to do business.

Motion:	Larry Teghtmeyer	To: Approve the Declaratory Resolution
Second:	Bill Warren	14-11-13-001 as presented for North
Ayes:	3	Nays: 0
Motion Carried		Central Co-Op.

**RESOLUTION NO. 14-11-13-001 (2014110481)**

As recorded in the office of the Kosciusko County Recorder

**In the Matter of KEDCo update:**

George Robertson, President of KEDCo, came before the Commission to give an update on the Economic Development. Robertson stated we are going to end the year in great shape. There will possibly be one more announcement of an expansion by the end of 2014, but the final details are still being worked out. Robertson stated their biggest activity continues to be on the Work Force. There was a survey that was conducted and the results stated that in the next decade at least fifty (50) of the jobs we have today will no longer be needed, but will be replaced by different jobs that we do not currently have. Robertson feels we are on the right track to ensure we will have a great work force to choose from with the projects and relationships we have with the schools and career centers in Kosciusko County. The schools and career centers are establishing advisory boards to help ensure we are doing all we can to train our young adults for the future and stay ahead of the game. Robertson thanked the Commission and all the County offices for being so helpful and so great to work with. Robertson continued by stating he feels we have a great team across the board and it shows through our business prospects that are looking at finding a home in Kosciusko County.

**In the Matter of December meeting update:**

Bill Warren made a motion to cancel the December meeting at this time, but if at a later date it is determined a meeting is necessary one may be scheduled.

Motion: Bill Warren

To: Approve the Cancellation of the

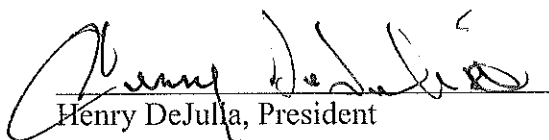
Second: Larry Tegtmeyer

December 2014 Redevelopment meeting.

Ayes: 3 Nays: 0

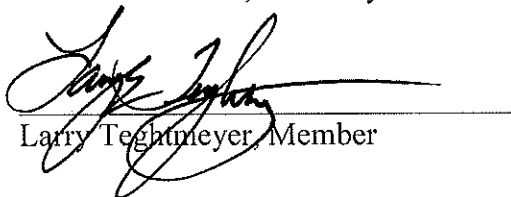
Motion Carried

Being no further business, the meeting was adjourned

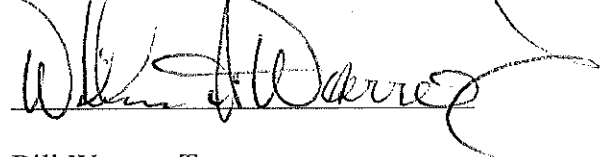
  
Henry DeJulia, President

\_\_\_\_\_  
Absent

Bruce Woodward, Secretary

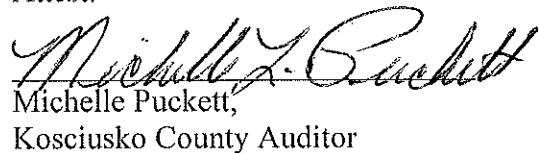
  
Larry Tegtmeyer, Member

\_\_\_\_\_  
Absent  
Max Courtney, Vice President



Bill Warren, Treasurer

Attest:

  
Michelle Puckett,  
Kosciusko County Auditor