

KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION
Justice Building, Video Conference Room
Monday, January 3, 2022

The Kosciusko County Redevelopment Commission met at 1:30 p.m. on Monday, January 3, 2022, for the mandatory January meeting, Old Courtroom, Kosciusko County Courthouse. Members present included: Jan Orban, Joni Truex, Doug Hanes, Jeremy Mullins and Dan Thystrup.

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

In the Matter of Swearing in of the Commission:

County Auditor, Michelle Puckett, swore in the following members of the Redevelopment Commission for 2022: Jan Orban, Joni Truex, Doug Hanes, Jeremy Mullins and Dan Thystrup.

In the Matter of Election of Commission Officers for 2022:

Jan Orban opened the floor for the nomination of officers for 2022. Doug Hanes suggested a change between Jan Orban and Joni Truex, with him continuing as Secretary. The County Auditor, Michelle Puckett, will be the Treasurer.

Motion: Doug Hanes

Second: Joni Truex

Ayes: 4 Nays: 0

Motion Carried

To: Elect the following officers:

Joni Truex, President

Jan Orban, Vice-President

Doug Hanes, Secretary

Joni Truex called the January 3, 2022 meeting to order.

In the Matter of Approving the minutes from the December 9, 2021 Meeting:

Joni Truex requested approval of the December 9, 2021 meeting minutes, from those who were present.

Motion: Doug Hanes

Second: Jan Orban

Ayes: 3 Nays: 0

Motion Carried

To: Approve the December 9, 2021

meeting minutes as presented.

In the Matter of KEDCO Update:

No one was present to give an update. There was a brief discussion regarding updates. Truex stated she will look further into how the Commissioners receive their updates as she has heard there are meetings held where information is shared. Marsha McSherry, County Administrator, stated the meetings are held once a month and she would let Alan Tio know Truex would like to be included.

In the Matter of Further Business:

Truex made the suggestion to consider retaining an attorney to represent the Redevelopment Commission, stating in light of Michelle Puckett, County Auditor's term coming to an end at the end of 2022, the vast amount of knowledge she has provided the Commission over the years will no longer be available. Truex stated although Baker Tilly is a wonderful resource, she feels a local attorney is something to consider. Puckett suggested researching attorneys who specialize in TIF districts, stating TIF is a specific field, which not all attorneys may have equal knowledge in. Adam Turner, who served on the Commission last year, was mentioned as a potential candidate.

Motion: Jan Orban
Second: Doug Hanes
Ayes: 4 Naves: 0
Motion Carried

To: Approve Joni Truex making the initial approach to seek Adam Turner as the attorney to retain for Redevelopment Commission business consultation.

Dan Thystrup was welcomed as a newly appointed member to the Commission and was asked to share a bit about himself. Thystrup stated he moved here more than 30 years ago from Denmark and he has made his living as a small business owner in North Webster, first with the amusement park, then with the paddle boats in the shapes of ducks and swans, which is his main business, and he also owns the strip mall where the post office is located. In addition, he owned the Dixie Boat for 19 years and he served as the ship's captain and holds various positions within the town of North Webster.

Being no further business, the meeting was adjourned.

KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION
Courthouse, Old Courtroom
Thursday, March 10, 2022

The Kosciusko County Redevelopment Commission met at 1:30 p.m. on Thursday, March 10, 2022, in the Old Courtroom, Kosciusko County Courthouse. Members present included: Joni Truex, Jan Orban, Doug Hanes, Mike Metzger, Jeremy Mullins, and Dan Thystrup.

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

In the Matter of Swearing in of Commission Member:

County Auditor, Michelle Puckett, swore in Commission member, Mike Metzger, for 2022.

Joni Truex called the March 10, 2022 meeting to order.

In the Matter of Approving the minutes from the January 3, 2022 Meeting:

Joni Truex requested approval of the January 3, 2022 meeting minutes.

Motion: Jan Orban
Second: Dan Thystrup
Ayes: 5 Naves: 0
Motion Carried

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

In the Matter of Taylor Siefker Williams Design Group-Comprehensive Plan:

Katie Clark, Project Manager, Taylor Siefker Williams Designs, presented an update on the county's comprehensive plan development, which included the following:

- The project has been underway for almost a year with much of the focus on gathering information
- Comprehensive plans are designed to be a tool for multiple users to utilize
- Roughly 8 separate comprehensive plans will be derived through this process, one for the county and one for each individual town participating
- Public participation and input from multiple committee have contributed significantly to the plan's development
- Strategic action plans are being developed, with five key steps having been identified
 - Capacity-individual towns have plans to grow but will need assistance to obtain their goals. The HELP grant was awarded and is being used to help in this aspect
 - Enforcement-development standards are investigated and research is done on how to improve the standards
 - Transportation-the goal of the US 30 corridor enabling growth within the smaller communities needs to be discussed and shared and should remain a part of the process
 - Connectivity-suggestions and participation should remain in the decisions being made regarding the trails and parks development
 - Funding-establish a realistic appropriation to use in carrying out the plan
- Next steps include promoting the public review of the materials available as well as the formal adoption of the plan

Newly appointed Community Coordinator, Amy Roe, was introduced and she shared her take on the HELP program so far, stating 2 critical parts in developing the plan are to inspire small towns to dream big when expressing what they would like their communities to look like, and putting together the committees which will be designated to assist in organizing and moving forward with the plans.

In the Matter of KEDCO update:

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

- We are one of the first communities to participate in the HELP program and of the 4 towns in our county also participating, 2 of them do not have redevelopment commissions and could benefit from this commissions input
- In housing- KEDCO is actively working to build a pipeline of sites to consider for housing development
- Industrial park development-companies are interested in bringing their businesses or growing existing ones and unfortunately there are not readily available sites. Looking ahead, we should consider what's available

In the Matter of Baker Tilly-Engagement Letter:

Joni Truex shared that she and Auditor, Michelle Puckett, recently negotiated an invoice from Baker Tilly for presentations given last year, stating we were not told at the time of scheduling there would be a charge and we were not invoiced in a timely manner. The invoice amount was

able to be reduced by 50% but it was also discovered that an engagement letter and a scope of services agreement was needed going forward. Due to the quality of expertise they provide regarding our TIF districts and agreements relative to them, maintaining a relationship with them is important. Truex presented the engagement letter agreement for approval.

Motion: Doug Hanes

Second: Jan Orban

Ayes: 5 Nayes: 0

Motion Carried

To: Approve the engagement letter

agreement with Baker Tilly as presented.

In the Matter of Baker Tilly-Engagement Letter:

Truex presented a scope of services agreement for approval.

Motion: Doug Hanes

Second: Mike Metzger

Ayes: 5 Nayes: 0

Motion Carried

To: Approve the scope of services

agreement with Baker Tilly as presented.

In the Matter of Baker Tilly-Invoice:

Truex presented the invoice for services discussed above for approval stating the amount due, reduced by half is \$4,250. She also asked for direction on where to pay the invoice from, stating since the discussions were in regard to TIF districts, payment can be made from the TIFs but only ones with positive balances and can be divided in numerous ways.

Motion: Doug Hanes

Second: Mike Metzger

Ayes: 5 Nayes: 0

Motion Carried

To: Approve paying the invoice to Baker

Tilly in the amount of \$4,250 to be

divided equally from the 5 TIF districts

with positive balances, with the

understanding that when the other 2 TIFs

(Trupointe and Dreyfus 4921) are able to

contribute and any expenses developed,

they will be charged accordingly.

In the Matter of Attorney Retainment Letter:

Truex presented an attorney retainment letter from Attorney Adam Turner, stating she spoke to other attorneys in the area who highly recommended Turner for his knowledge in this area as well as his knowledge of both city and county government. The retainment letter is for the amount of \$2,000 which would include his attendance of bi-monthly commission meetings as they are currently scheduled through the rest of the calendar year. Anything in addition to that would be billed at an hourly rate of \$200 per hour.

Motion: Doug Hanes

Second: Dan Thystrup

Ayes: 5 Nayes: 0

To: Approve the attorney retainment letter

with Adam Turner in the amount of

\$2,000 for attendance of all regularly

Motion Carried

scheduled bi-monthly meetings and any additional participation to be billed at \$200 per hour. Funds are to be paid from the same 5 TIF districts with the same understanding as above.

Adam Turner joined the commission as their attorney for the rest of the meeting. There was a brief discussion regarding the funding of the agreement, with Auditor, Michelle Puckett, clarifying unless funds are approved during the budget process, any funds spent require additional appropriation approval by County Council.

In order to pay the Baker Tilly invoice and the attorney agreement with Adam Turner as approved above, additional appropriations will need to be prepared and presented to Council for approval. There was further discussion regarding the amount to request in the event of further similar expenses.

Motion: Doug Hanes

Second: Jan Orban

Ayes: 5 Naves: 0

Motion Carried

To: Approve the total additional appropriation request amount of \$12,500, \$2,500 to be paid from each of the same 5 TIF districts with the same understanding as above; of which \$6,500 has already been allocated in the items above.

Puckett agreed to prepare the additional appropriations as decided and schedule them to be heard by County Council.

In the Matter of TIF Review for 30 West:

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

1. The Commission’s budget for tax increment revenues collected within the allocation area is:
 - The budget is for minimal money for council approval on expenditures for future projects
2. The long-term plan for this allocation area is:
 - US 30 and potential housing development and potential infrastructure
3. The impact of this allocation area on the overlapping taxing units is:
 - Improve or expand tax revenue due to improvements

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

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

Motion: Doug Hanes

To: Approve answers 1-3 as reported.

Second: Dan Thystrup

Ayes: 5 Nays: 0

Motion Carried

In the Matter of TIF Review for Dreyfus:

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

1. The Commission's budget for tax increment revenues collected within the allocation area is:
 - The budget is for minimal money for council approval on expenditures for future projects
2. The long-term plan for this allocation area is:
 - Infrastructure and potential housing development
3. The impact of this allocation area on the overlapping taxing units is:
 - Improve or expand tax revenue due to improvements

Taxing Units within the TIF-Clay

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

Motion: Dan Thystrup

To: Approve answers 1-3 as reported.

Second: Doug Hanes

Ayes: 5 Nays: 0

Motion Carried

Being no further business, the meeting was adjourned.

**KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION
Courthouse, Old Courtroom
Thursday, May 12, 2022**

The Kosciusko County Redevelopment Commission met at 1:30 p.m. on Thursday, May 12, 2022, in the Old Courtroom, Kosciusko County Courthouse. Members present included: Jan Orban, Doug Hanes, Mike Metzger, Dan Thystrup, and Attorney, Adam Turner.

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

Jan Orban called the meeting to order.

In the Matter of Approving the minutes from the March 10, 2022 Meeting:

Jan Orban requested approval of the March 10, 2022 meeting minutes.

Motion: Dan Thystrup
Second: Mike Metzger
Ayes: 4 Nays: 0
Motion Carried

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

In the Matter of KEDCO update:

Greg Fitzloff presented an update which included the following information:

- The Hoosier Homes program, designed to assist local and incoming residents with down payments on homes, is expected to have an enormous impact on development
- There have been meetings with 5 different potential developers in Milford
- There was a meeting with the Etna Green Town Council about purchasing the property there. They have annexed a piece of property east of Winona Powder Coating into the town, which will take it out of the TIF, and a commercial building is planned. At the meeting, they approved having the Redevelopment Commission act as their agent but no further steps were taken at that time
- The Mentone property purchase is still in process, but the property owner has been ill
- They are still looking throughout the county for available sites to develop for housing and industrial developments

Alan Tio joined the meeting via Zoom and stated they continue to search for sites and buildings. They are looking into specific TIF areas and there are few sites available but the goal remains to have spec buildings and shovel ready sites available for further development.

Adam Turner opened discussion about the TIF for Etna Green, stating it would have to be addressed quickly in order to have it in place to be used for the tax basis for this year. There was a brief discussion regarding the Redevelopment Commission acting as the agent on behalf of Etna Green as well as Mentone and some of the other smaller communities and some of the steps still necessary to establish their role.

Joni Truex joined the meeting via Zoom and requested the Etna Green Town Council meeting information. Fitzloff stated they meet the 2nd Tuesday of each month, at 7PM, at the Etna Green Town Hall.

Doug Hanes requested additional information on the Milford property purchase, asking if the town would be responsible for the setting the price range of the homes being developed. Fitzloff stated a price range between \$250,000-\$300,000 was suggested for workforce housing, based on the housing initiative. There was further discussion regarding the increase in the price of materials and the recent significant incline in interest rates.

There was a discussion regarding requests to utilize TIF district dollars. Joni Truex requested specific areas or land parcels be addressed individually as apposed to broad requests to utilize available fund dollars without having a strategic plan. Doug Hanes mirrored the same concept.

In the Matter of TIF Review for Van Buren:

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

4. The Commission's budget for tax increment revenues collected within the allocation area is:
 - \$115,845.86
5. The long-term plan for this allocation area is:
 - To let the balance grow for future use
6. The impact of this allocation area on the overlapping taxing units is:
 - Future improvements

Taxing Units within the TIF-Van Buren

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

Motion: Doug Hanes

To: By verbal roll call vote, approve answers 1-3 as reported.

Second: Dan Thystrup

Ayes: 5 Nays: 0

Motion Carried

In the Matter of TIF Review for Co-op:

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

4. The Commission's budget for tax increment revenues collected within the allocation area is:
 - \$262,848.89 with annual collections of approximately \$140,000 per year
5. The long-term plan for this allocation area is:
 - Business growth and housing opportunities
6. The impact of this allocation area on the overlapping taxing units is:
 - An annual impact of \$140,000 growth

Taxing Units within the TIF-Franklin, Seward

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

Motion: Doug Hanes

To: By roll call vote, approve answers 1-3 as reported.

Second: Dan Thystrup

Ayes: 5 Nays: 0

Motion Carried

In the Matter of TIF Excess AV Certification to Auditor:

As an annual requirement of the state, Michelle Puckett presented the current balance of each TIF district, stating if the commission feels there is any excess assessed value within any of the TIF districts, which could be passed through to outlying taxing districts, this would be the opportunity to do so.

Motion: Doug Hanes

To: By roll call vote, continue to retain the

Second: Dan Thystrup balances in the TIF funds.
Ayes: 5 Nays: 0
Motion Carried

In the Matter of Additional Appropriation Request:

As an update on the commission's request for additional appropriations, Michelle Puckett stated the requests for \$2,500 for each TIF with a cash balance, (30 West, Dreyfus, Van Buren, Co-op and Leesburg) which Joni presented to County Council were approved and the claims for Baker Tilly and Mr. Turner's legal agreement have been paid.

Being no further business, the meeting was adjourned.

**KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION
Courthouse, Old Courtroom
Thursday, July 14, 2022**

The Kosciusko County Redevelopment Commission met at 1:30 p.m. on Thursday, July 14, 2022, in the Old Courtroom, Kosciusko County Courthouse. Members present included: Joni Truex, Jan Orban, Doug Hanes, Mike Metzger, and Attorney, Adam Turner.

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

Joni Truex called the meeting to order.

In the Matter of Approving the minutes from the May 12, 2022 Meeting:

Jan Orban requested approval of the May 12, 2022 meeting minutes.

Motion: Jan Orban To: Approve the May 12, 2022 meeting
Second: Mike Metzger minutes as presented.
Ayes: 4 Nays: 0
Motion Carried

In the Matter of KEDCO update:

Alan Tio, CEO, presented an update, stating he brought 2 projects for the commission to consider. The following information was provided:

Housing initiative and the south shore villages project

- The vision for the project, which is not currently within a TIF district, was described by Developer, Jeff Dyson, as something to benefit the community as a whole, to live, work, and play. Single and multi-family dwellings, 20 acres for Lakeland Youth Center, walking trails, and commercial areas for shops and businesses are all within consideration.

- Tio stated the partnership they are seeking is help to defray some of the upfront risk by assisting with the costs of the creation of a TIF district, site development upfront needs, and hard infrastructure such as roads and sewer.

There was a general discussion regarding steps, timeline, and costs that could be reasonably expected to create a TIF district.

Adam Turner stated he would be willing to work alongside a financial planner more familiar with the process. Truex suggested reaching out for bids to find a suitable vendor as well as to establish an agreement between both developers, the commission, and KEDCO, in the selection process.

Motion: Doug Hanes

Second: Jan Orban

Ayes: 4 Naves: 0

Motion Carried

To: Get professional assistance in acquiring the financial information required for the process of creating a TIF District.

Search for areas with existing TIF districts for development

- Tio stated Leesburg would be an area to investigate as a possible site for development or redevelopment, with further discussion anticipated in the future.

In the Matter of TIF Review for Leesburg:

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

7. The Commission's budget for tax increment revenues collected within the allocation area is:
 - \$68,345.47. The loan for the larger sewer was paid off.
8. The long-term plan for this allocation area is:
 - Examine and create a vision for the current TIF area, including expansion possibilities.
9. The impact of this allocation area on the overlapping taxing units is:
 - Approximately \$50,000

Taxing Units within the TIF- Plain

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

Motion: Doug Hanes

Second: Mike Metzger

Ayes: 4 Naves: 0

Motion Carried

To: Approve answers 1-3 as reported.

In the Matter of TIF Review for TruPointe:

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

1. The Commission's budget for tax increment revenues collected within the allocation area is:

- We did not have a budget.
- 2. The long-term plan for this allocation area is:
 - TruPointe continues to pay down the bond bank in the amount \$545,343.01
- 3. The impact of this allocation area on the overlapping taxing units is:
 - There is no impact due to the debt of the bond.
 -

Taxing Units within the TIF-Franklin, Seward

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

Motion: Doug Hanes

Second: Mike Metzger

Ayes: 4 Nays: 0

Motion Carried

To: Approve answers 1-3 as reported,
with no change from last year.

In the Matter of Further Business:

Doug Hanes and Alan Tio suggested the creation of committees within the commission to explore and research some of the options available within individual TIF Districts. It was determined Joni and Dan will work on South Shore, Mike and Doug will work on Leesburg, and Jan will work on TruPointe.

Being no further business, the meeting was adjourned.

**KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION
Old Courtroom, Courthouse,
Friday, August 5th, 2022**

The Kosciusko County Redevelopment Commission met at 10:30 am. on Friday, August 5, 2022, in the Old Courtroom, Kosciusko County Courthouse. Members present included: Dan Thystrup, Joni Truex, Jan Orban, Mike Metzger, and Attorney, Adam Turner.

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

President Joni Truex called the meeting to order following prayers for Representative Jackie Walorski, her two staff members and the other woman who died in a car accident.

IN THE MATTER OF OBTAINING PROPOSALS FOR RESIDENTIAL TIF DISTRICT:

Auditor Michelle Puckett presented the July 20th advertisements in *The Times Union of Warsaw* and *The Mail Journal*, to attract proposals for a financial consultant who would provide assistance in writing the financial plan in establishing a new residential TIF district.

Three firms were emailed the scope of the advertisement where they provided the following proposals:

- Reedy Financial Group- proposed service fees between \$5,000 -\$10,000 depending on the amount of in-person meetings
- Baker Tilly- provided a detailed scope of services which would either not exceed \$4,000 or \$7,500 contingent on the number of meetings required to attend
- LWG- declined providing a proposal due to potential conflict of interest with similar projects in the area

Puckett provided the board with material and information received, and advised a decision is needed by their next meeting on September 8th unless they requested a special meeting. Discussion was held on the opinions of making a selection; pending financial approval from the Council and Commissioners. A motion was made to pursue the services of Baker Tilly.

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

To: Engage Baker Tilly to explore the creation of the new TIF district pending funding.

Further discussion continued in regards to the process going forward including choosing the proper funding source as well as cost of additional attorney fees. Although attorney fees are budgeted; they are budgeted for the specific TIF.

IN THE MATTER OF FUNDING RESOURCES FOR A NEW TIF DISTRICT:

The following discussion took place in regards to the funding sources for the new TIF District:

- Greg Fitzloff of KEDCO addressed the board and advised within the TIF legislation; there is the possibility of being able to borrow from one TIF to the next. The funds would need to be repaid by the end of the calendar year but can also be re-lent to the same entity again until other funding resources occur.
- President Joni Truex stated if approved by the Council & Commissioners; funds such as the Rainy Day fund, EDIT fund, County General and ARPA funds may be an option.
- Alan Tio, KEDCO CEO, stated he plans to request funds for a project from the Commissioners and suggested to include the new TIF creation in his request. The funds would be requested from the CEDIT fund.
- Auditor Puckett stated Baker Tilly will be a resource to utilize and if approval is given by the Commissioners and Council to use CEDIT funds; those dollars are immediately appropriated.
- Acquiring a bond was discussed.

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

To: Request the Commissioners & Council approval to utilize CEDIT funds in order to explore the new TIF District as well as developing a plan of repayment of those funds.

IN THE MATTER OF FURTHER BUSINESS:

KEDCO -Alan Tio & Greg Fitzloff presented the following:

- Recognized Nate Shearer for his hard work on the South Shore project.

- The Town of Etna Green will be requesting the Commission’s approval for a similar TIF study for a housing development. Firstly a 1% study will conclude if it is an eligible TIF. A proposal will then be presented to the Town Council, Plan Commission, Triton School Board and a public hearing will be held. KEDCO will keep the Commission informed.
- In the near future; other communities such as Mentone, Leesburg and Pierceton plan to proceed with a TIF study for housing development.

IN THE MATTER OF FURTHER BUSINESS:

Members held a brief discussion concerning current housing markets and affordable/workforce housing.

Being no further business, the meeting was adjourned.

**KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION
Courthouse, Old Courtroom
Thursday, September 8th, 2022**

The Kosciusko County Redevelopment Commission met at 1:30 p.m. on Thursday, September 8th, 2022, in the Old Courtroom, Kosciusko County Courthouse. Members present included: Dan Thystrup, Doug Hanes, Jan Orban, Mike Metzger, and Attorney, Adam Turner.

Joni Truex participated in the meeting through video conferencing. For clarity, each vote was made by roll call vote.

Vice President Jan Orban called the meeting to order.

IN THE MATTER OF APPROVING THE MINUTES FROM THE JULY 14, 2022 MEETING:

Jan Orban, requested approval of the July 14, 2022 meeting minutes, from those who were present.

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

To: Approve the July 14, 2022 meeting minutes with a spelling correction on page 1: “professional” instead of “proccessional.”

IN THE MATTER OF APPROVING THE MINUTES FROM THE AUGUST 5, 2022 SPECIAL MEETING:

Jan Orban requested approval of the August 5, 2022 special meeting minutes, from those who were present.

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

To: Approve the August 5, 2022 special meeting minutes with a spelling correction on page 1: of “BakerTilly” to “Baker Tilly.”

IN THE MATTER OF KEDCO UPDATE:

Alan Tio, KEDCO CEO, was present to give an update on the 1% study with Baker Tilly for the eligibility of two potential residential TIFs. Two studies were executed and revealed that these areas are eligible and the commission can proceed with formation if they so approve to do so. The first study was for South Shore, an unincorporated area, and the second-the town of Etna Green. KEDCO’s next steps are to estimate TIF increments and to look at the impact of creating both TIFs, as well as work with the commission to identify future steps for timeline approval.

Discussion was held regarding an additional 1% study, which was submitted to DLGF by Baker Tilly for preliminary approval; results are pending. Additional areas of focus pertaining to moving forward with these projects, are the requirements to support development and the keeping of both projects and accounting separate. Adam Turner, Joni Truex, and Michelle Puckett are to stay informed for legal and audit purposes. Approvals for the projects will come through this commission.

Jan Orban did not have an update on the evaluation of the TruPointe TIF. Finally, the commission wishes to resend and review the link to the virtual meeting “All About TIFS,” as they engage in a new way for the Redevelopment Commission.

Being no further business, the meeting was adjourned via roll call vote.

**KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION
Courthouse, Old Courtroom
Wednesday, October 26, 2022**

The Kosciusko County Redevelopment Commission met at 1:30 p.m. on Wednesday, October 26, 2022, in the Old Courtroom, Kosciusko County Courthouse. Members present included: Dan Thystrup, Doug Hanes, Joni Truex, Jan Orban, Mike Metzger, and Attorney, Adam Turner.

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

Joni Truex called the meeting to order.

IN THE MATTER OF APPROVING MEETING MINUTES FROM SEPTEMBER 8, 2022:

Joni Truex requested approval of the September 8, 2022 meeting minutes, from those who were present.

Motion: Dan Thystrup

To: Approve the September 8, 2022
meeting minutes.

Second: Jan Orban

Ayes: 5 Nays: 0

Motion Carried

IN THE MATTER OF INTRODUCING RESIDENTIAL HOUSING DEVELOPMENT PROGRAM-ETNA GREEN:

Greg Fitzloff, KEDCO Business Development Partner, informed the Redevelopment Commission of the intention to establish a residential housing development program, located in Etna Green. Greg introduced Terry Sweeney, KEDCO Project Director, and Jason Hanes, Etna Green Town Council member, who has been a driving force for the project. The group discussed the next steps and timelines, including the 1% Baker Tilly study. They would prefer to capture the interest of the developers and builders, while not missing a construction season. TIF funding and creation processes were discussed along with examples of previous successes. Further discussion was held on holiday schedules pertaining to a public hearing. The public hearing will be tabled until after the first of the new year. The size and scope of the TIF boundaries were a part of the decision process of whether or not to temporarily halt the project. Those boundaries can increase at a later date, but will be a process as well.

IN THE MATTER OF INTRODUCING RESIDENTIAL HOUSING DEVELOPMENT PROGRAM-TURKEY CREEK TOWNSHIP:

Greg Fitzloff, KEDCO Business Development Partner, and Terry Sweeney, KEDCO Project Director, presented that the South Shore Project would include 160 single family homes, 15 townhomes, and 50 rental apartments. The goal in establishing a TIF would be to set the scene for success. TIF funding and creation processes were discussed along with examples of previous successes. Mandatory statutes for public hearings were contemplated, and the Baker Tilly 1% study was discussed. The Redevelopment Commission raised concerns about avoiding the lack of a quorum because of the compressed holiday schedule, and rushing the project might compromise the public's chance for due process.

KEDCO raised concerns that taking action is needed to obtain the commitment of the builders. Public incentive is also a key piece to the project, and they encouraged the Redevelopment Commission to do what they can to start the 90–120-day process, while avoiding missing the 2023 construction cycle.

IN THE MATTER OF ADOPTING RESOLUTION APPROVING OF PUBLICATION OF NOTICE OF PUBLIC HEARING:

Regarding whether or not to adopt the resolution approving the publication of a public hearing notice, the Commission felt it best to pull the ad for the public hearing. They will not cancel the project, but delay it until January 2023, which allows for a comfortable 3-month cushion.

Motion: Doug Hanes

To: Delay the public hearing until after
the 1st week of the year.

Second: Dan Thystrup

Ayes: 5 Nays: 0

Motion Carried

Further discussion was held on the November 14th school board meeting, which will go on as planned. A public hearing date will be decided at the November 10th, Redevelopment meeting. TIF expansion, income, and development opportunities were briefly discussed.

Being no further business, the meeting was adjourned.

KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION
Courthouse, Old Courtroom
Wednesday, November 10th, 2022

The Kosciusko County Redevelopment Commission met at 1:30 p.m. on Wednesday, November 10, 2022, in the Old Courtroom, Kosciusko County Courthouse. Members present included: Dan Thystrup, Doug Hanes, Joni Truex, Jan Orban, Mike Metzger, and Attorney, Adam Turner.

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

Joni Truex called the meeting to order.

IN THE MATTER OF APPROVING THE MINUTES FROM THE SEPTEMBER 8, 2022 MEETING:

Joni Truex, requested approval of the September 8, 2022 meeting minutes, from those present, as provided.

Motion: Dan Thystrup

To: Approve the September 8, 2022
meeting minutes, as presented.

Second: Doug Hanes

Ayes: 5 Naves: 0

Motion Carried

IN THE MATTER OF SET DATE FOR SOUTH SHORE AND ETNA GREEN DATE:

Discussion was held regarding the setting of a public hearing for Etna Green and South Shore Villages, to be held on January 3, 2023 at 1:30 p.m and 2:00 p.m. Notices will be given to the Auditor from Adam Turner for distribution to the papers and tax payers.

Motion: Doug Hanes

To: Set public hearing for Etna Green &
South Shore Villages for January 3rd, 2023
at 1:30 p.m. and 2:00 p.m.

Second: Mike Metzger

Ayes: 5 Naves: 0

Motion Carried

IN THE MATTER OF KEDCO UPDATE:

Greg Fitzloff, KEDCO Business Development Partner, gave a preview of what is to come from KEDCO, asking for further support from the Redevelopment Commission, as they present more

frequently. Currently, they have 31 housing projects, 58 existing industry company projects, and 38 attraction projects within their pipeline. KEDCO is now ready to start seeing these projects come to fruition, including South Shore, Etna Green, and Trimble Energy. Updates on the meetings with the school boards were presented. Further discussion with Wawasee was moved to January 2023. The Triton School Board meeting was received well, and approval was given to move forward. The Redevelopment Commission raised questions on the level of TIF knowledge and support for the projects, within the school boards. Greg presented that the boards have not dealt with a residential TIF before, and that there is still available capacity for students within the affected schools.

Dan Thystrup reported that his meeting with South Shore went well, that they are willing to make the project work with little changes, and that they are stable in their approach to the project.

Nathan Scherer, from South Shore Adventures, presented their goal in creating vibrant entrepreneurial ecosystems within communities through transformational housing/commercial projects. They are looking forward to seeing South Shore come to fruition.

IN THE MATTER OF TRIMBLE CREEK ENERGY PROJECT:

Aaron Sponseller, owner of Trimble Creek Energy LLC, presented a unique energy project, which would involve taking manure and turning it into renewable natural gas. California has already invested in the program, and further discussion was held relating to Kosciusko County's involvement. Possibilities include creating a TIF to help pay for the pipeline. Aaron will be back before the Redevelopment Commission once he is further along in his processes.

IN THE MATTER OF 2023 APPROVAL DATES:

Discussion was held regarding availability for dates presented. The Redevelopment Commission went forward with approving the meeting dates for 2023.

Motion: Dan Thystrup

To: Approve the 2023 Redevelopment
Meeting Dates, as presented.

Second: Doug Hanes

Ayes: 5 Nays: 0

Motion Carried

IN THE MATTER OF FURTHER BUSINESS:

Michelle Puckett, County Auditor, stated today was her last Redevelopment Meeting, as her term will be coming to a close at the end of the year. She thanked the group for allowing her to grow as an Auditor, and that it was a pleasure to serve. Joni, personally wanted to thank Michelle, and requested a standing ovation from the room. She stated that Michelle will be missed more than she knows.

Joni, also thanked the press and everyone who attended for being at the meeting.

Being no further business, the meeting was adjourned.