

KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION
Courthouse, Old Courtroom
Tuesday, January 2, 2019

The Kosciusko County Redevelopment Commission met at 1:00 p.m. on Wednesday, January 2, 2019, for the mandatory January meeting, in the Old Courtroom, Kosciusko County Courthouse. Members present included: Joni Truex, Bruce Woodward, Jan Orban, Ron Robinson and Ron Truex.

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

Bruce Woodward called the January 2, 2019 meeting to order.

In the Matter of Swearing in of the Commission:

County Auditor, Michelle Puckett, swore in the following members of the Redevelopment Commission for 2019: Joni Truex, Bruce Woodward, Jan Orban, Ron Robinson and Ron Truex.

In the Matter of Election of Commission Officers for 2019:

Bruce Woodward opened the floor for nomination of officers for 2019, stating he did not wish to continue as President. Jan Orban was nominated for president. Joni Truex was nominated for vice-president and Bruce Woodward for secretary. The County Auditor, Michelle Puckett, will be the treasurer.

Motion: Ron Truex

Second: Ron Robinson

Ayes: 5 Nays: 0

Motion Carried

To: Elect the following officers:

Jan Orban, President

Joni Truex, Vice-President

Bruce Woodward, Secretary

In the Matter of Approving the minutes from the September 13, 2018 Meeting:

President, Jan Orban, presented a request for approval of the September 13, 2018 meeting minutes from the members that were present.

Motion: Joni Truex

Second: Bruce Woodward

Ayes: 3 Nays: 0

Motion Carried

To: Approve the September 13, 2018 meeting minutes as presented.

In the Matter of 2019 Organizational Meeting:

Michelle Puckett, Treasurer, stated an already scheduled event, on January 2, 2020, will prevent the Commission from meeting at 1:00 pm in the old courtroom and therefore requested an alternative time. Puckett suggested moving the meeting to 10:00 am and the board agreed.

In the Matter of TIF Revenues:

Michelle Puckett, Treasurer, presented a summary of the TIF revenues for each board member to review. Puckett stated the work on the Louis Dreyfus drainage project, which the additional appropriation had been approved for in August, was not started and will therefore, require

another additional appropriation before any funds can be paid out in 2019. In addition, Puckett suggested having the County Surveyor attend the Commission's first regular meeting to update them on the progress of the project. The Commission welcomed the idea. For clarification, Woodward asked if the funds that were appropriated would have been sufficient to complete the project and Puckett said they would, provided nothing has changed since the work was planned in 2018, using the 2017 funds. There was a brief discussion regarding the information presented, including the considerable savings intended by the County doing the work in-house as opposed to hiring the work done, which is a contributor of the delay, based on the County's workload.

Being no further business, the meeting was adjourned.

KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION
Courthouse, Old Courtroom
Thursday, March 14, 2019

The Kosciusko County Redevelopment Commission met at 1:30 p.m. on Thursday, March 14, 2019, for the quarterly March meeting, in the Old Courtroom, Kosciusko County Courthouse. Members present included: Joni Truex, Bruce Woodward, Ron Robinson, Ron Truex and Jeremy Mullins. Also present for the meeting was County Auditor, Michelle Puckett.

Vice-President, Joni Truex, called the March 14, 2019 meeting to order.

In the Matter of Approving the minutes from the January 2, 2019 Meeting:

Vice-President Truex, presented a request for approval of the January 2, 2019 meeting minutes.

Motion: Bruce Woodward

To: Approve the January 2, 2019 meeting
minutes.

Second: Ron Robinson

Ayes: 4 Nays: 0

Motion Carried

In the Matter of Dreyfus Drainage Project Update:

Mike Kissinger, County Surveyor, came before the Commission to present an update as well as a request for an Appropriation of TIF Funding for Land Use Change Reconstruction of Infrastructure within the Dreyfus TIF District, Cauffman Drain. Kissinger stated with new commission members since the project first began, he had provided a packet of information outlining the history of the project, prior to the meeting.

Some of the information Kissinger present included the following:

- The Cauffman Drain is county maintained
- The design work for the reconstruction is complete
- The specifications are currently being assembled for the bidding process- anticipates a 6-8 week process
- Anticipates beginning the work in late summer with completion by the end of the year, subject to the weather and availability of asphalt based on temperatures
- As a result of some work done by the railroad, at which time the railroad released an enormous amount of impounded water from the south side of tracks into the project area,

a revised engineers estimate now reflects a design based on survey data provided by the surveyor and the town of Claypool-the construction estimate increased from \$96,000 to \$144,000 (the engineers fees did not change)

- Limited funding at the time of the original estimate, caused the project to be abbreviated to the Louis Dreyfus outlet drain pipe, the pipe being the driving force of the need for the whole infrastructure upgrade
- With the increase to the original estimate, to include the 365 feet southwest to the Louis Dreyfus outlet pipe, the total estimated project cost is now \$185,300
- Discussion of the project began as an emergency request, following the railroad incident, to see what funds were available in the event of significant storm flooding- no event occurred
- Although the urgency stemmed from the railroad repair, the land use change by Louis Dreyfus is what created the need for the reconstruction

Don Zolman, who stated his mother's property has endured the largest impact, came and spoke in support of utilizing TIF funding to correct the problem. Zolman stated just two inches of rain floods the property, and has for a number of years, making the farm ground unusable. Zolman continued, stating with some tile work of his own, the reconstruction (which includes the 365 foot extension) will correct the runoff issue, making the ground once again usable. For clarification, Zolman stated the estimate, which does not include the extension, will not correct the problem.

Further discussion included the following:

- When the urgency, brought about by the railroad, began, Louis Dreyfus began reducing their discharge in efforts to reduce the risk of potential flooding within the town of Claypool, which has helped
- The current tile is overwhelmed with the continuous flow
- Although Louis Dreyfus is not the only contributor to the drain, it is the most significant
- TIF funding is designed to be used for upkeep when there is a land use change
- The original project request, in 2017, was for \$143,000 + the engineering costs of \$16,300 (which the county is currently under contract for)
- The current project request, if approved, would encompass the area from the edge of the town of Claypool to the Louis Dreyfus outlet pipe, where the land issues in relation to the land use change are reported to stop, and the county drainage board would then cover the costs from there to the railroad
- Historical aerals prove the flooding problems Zolman reports, did not exist prior to the land use change, qualifying the project for TIF funds- there was no need for a reconstruction prior to the land change
- If the project is *not* funded by TIF, Kissinger noted, it will be funded by normal reconstruction and all users of the drain will then pay for the reconstruction
- IC code 36-9-27-51 first directs the drainage board to consider land use change, as well as directs that property owners' contribution percentages of a regular reconstruction be based on percentages of ownership- in this case the majority of would be the responsibility of Louis Dreyfus (Kissinger presented documentation of how the regular reconstruction would be split)

- Prior approval to use TIF funds, in the amount of \$113,000, was granted in 2017, with an additional appropriation approved, in the amount of \$111,614, in 2018, for which funds were not claimed
- Total costs being request at this time include \$143,528 + \$16,300 for the engineering (already incurred) + the addition 365 feet to the Louis Dreyfus outlet for a grand total of \$185,300
- The full amount of the project request is available through the TIF fund and there are no other known requests for TIF money in this district

Kissinger concluded by stating the Committee has supported the approval of the project twice in the past, with the addition of the extension, and affirmed that all (100%) of the reconstruction is necessary because of the land use change.

Motion: Bruce Woodward

Second: Ron Truex

Ayes: 2 Naves: 1

Ron Truex Opposed

Ron Robinson Abstained

Motion did not Carry

To: Approve the request for an Appropriation of TIF Funding for Land Use Change Reconstruction of Infrastructure within the Claypool TIF District, Cauffman Drain, in the amount of \$185,300.

Following the vote, the Commission discussed further options for reviewing the request. It was determined that a site visit would be appropriate prior to any further consideration. Without a true determination in the matter, numerous concerns about potential set-backs to the project timeframes were discussed and it was, therefore, determined that the Commission would make a visit to the site and then hold a special meeting to revisit the request.

Motion: Bruce Woodward

Second: Ron Truex

Ayes: 4 Naves: 0

The Motion Carried

To: Table a vote on the matter until the Commission conducts a site visit Monday, March 18, at 9:00am and holds a special meeting Wednesday, March 20, at 9:00am to revisit the request.

In the Matter of KedCo Update:

Alan Tio, CEO, came before the Commission with an update, which included the following:

- Presented suggestions from other redevelopment commissions regarding exhausted funds in TIF areas, including potential loaned funds from CEDIT, which are then repaid out of TIF when available
- Presented a description of how another county is using TIF funds, with grant funds matching dollars, to support training costs for new hires within companies within TIF districts, which is predicted to aid in productivity
- Presented suggestions of land banking of farm property to promote future industrial growth
- Discussed broad band considerations around the county, current limitations and what effects not having availability have on our community

In the Matter of TIF Revenues- Trupointe & Van Buren:

Joni Truex, presented a review of the TIF fund balances, stating Trupointe owes the bond bank, which indicates there are currently no TIF funds available.

There was a brief discussion regarding a suggestion made at the Commissioner's meeting to seek TIF funds for assistance with the CR1300 project. It was recommended that a Commissioner as well as County Highway Superintendent, Scott Tilden, attend the June meeting to discuss the project.

In the Matter of Tippy/Chapman Regional Sewer District:

Chad Miner, County Attorney, presented a letter of support for approval, stating the Petition has already been submitted although IDEM is still accepting supportive documentation.

There was a brief discussion regarding the possibility of a conservancy district, which had been set for a hearing but is expected to be dismissed, the possibility of creating a county-wide sewer district, which would allow for boundaries to be created within the district, as well as potentially eliminate the need to petition each time a sewer district or boundary is needed. Further discussion was held regarding the possibility of future petitions, to establish districts, being processed through the Redevelopment Commission, in place of the Commissioners and Council for approval. Miner stated he would research the topics further.

Motion: Ron Truex

Second: Ron Robinson

Ayes: 4 Naves: 0

Motion Carried

To: Approve the letter of support, as presented, regarding the Tippy/Chapman Sewer District.

Being no further business, the meeting was adjourned.

**KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION
Courthouse, Old Courtroom
Wednesday, March 20, 2019**

The Kosciusko County Redevelopment Commission met at 9:00 a.m. on Wednesday, March 20, 2019, for a special called meeting, in the Old Courtroom, Kosciusko County Courthouse. Members present included: Joni Truex, Bruce Woodward, Jan Orban, Ron Robinson and Ron Truex and Jeremy Mullins.

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

In the Matter of Dreyfus Drainage Project:

Kosciusko County Surveyor Mike Kissinger was present and addressed the Commission regarding the Dreyfus drainage project. Kissinger requested, if the project is approved to be paid from Dreyfus TIF funds, that he be added to all future agendas for the Redevelopment Commission until the completion of the drainage project. Kissinger also requested that the drainage board be allowed to open the bids at their regular public meeting which will be May 23, 2019 because the Redevelopment Commission will not meet again until June 13th 2019.

of the 2 summer interns is studying other airports in order to gain knowledge of what is required for success.

- The broadband project is underway by the committee and they are studying providers available for fulfilling the best interests of the county.
- Future industrial evolvement is a newer project looking at the potential for industrial growth within the county.
- The county housing study is estimated to take approximately 6 months with multiple phases to be reviewed.
- Entrepreneur meetings are being held each month, which are designed to encourage local entrepreneurs.
- Agribusiness round table meetings are being held every other month, bringing members of the agricultural community for support and education
- Medical device meetings are held every quarter

Tio introduced Andy Boxberger, a Fort Wayne attorney who specializes in real estate transactions and has worked closely with other Redevelopment Commissions, offering guidance through many projects.

Andy Boxberger stated he has represented several governmental organizations, which include regional sewer districts, the Whitley County Redevelopment Commission and the Northeast Indiana RDA, to name a few. In addition, Boxberger stated he has a lot of experience in areas such as how TIF funds can be spent and how to incorporate TIF funds into projects most Commissions are unaware of and stated he would be willing to serve as representation to the Commission if such a need ever arises.

In the Matter of TIF Revenues- Van Buren, 30 West & Dreyfus:

Joni Truex presented a review of the TIF fund balances, stating Van Buren currently has a cash balance of \$407,203.23 and she does not believe there have been any requests for using funds. Truex continued, stating the 30 West TIF has a cash balance of \$57,532.40 and also does not believe any requests have been made. Dreyfus, Truex stated, has a cash balance of \$193,923.17 and there has been \$186,300 allocated to correct drainage issues.

Louis Dreyfus Drainage Project Update:

Mike Kissinger, County Surveyor, presented an update, stating all public works projects are currently struggling to obtain bids due to contractors being so busy and bids have been coming in much higher than estimated.

Kissinger continued, stating he expects part 1 (going through Claypool) of the project will be taken care of through the TIF funds allocated but anticipates part 2 (290 feet through the agricultural ground) will most likely be going through the typical drainage board reconstruction process, which the board has indicated will be considered, provided all specifications are met.

The Commission clarified the \$186,300 TIF award was committed to the project, not to a specific part of the project and in the event there are funds left over after part 1 of the project is complete, any remaining funds should be put toward part 2.

In the Matter of TIF Excess AV Certification to Auditor:

Michelle Puckett, presented the annual certification of TIF AV, for approval, stating that by executing the document, the Commission has evaluated the TIFs, and recognizes they are collecting dollars for a purpose and that there is not excess revenue.

Motion: Joni Truex

To: Approve the annual TIF excess AV certification to the Auditor.

Second: Ron Robinson

Ayes: 4 Nays: 0

Motion Carried

In Other Business:

Matt Sandy, Area Planning, was invited to share an update with the Commission. Sandy stated the Planning Board had been considering the possibility of increasing filing fees in an effort to cover the costs of the advertisement of hearings, for some time. It was suggested that the Commission incorporate permit fees. Upon researching what other counties charge, there were many variables found within each community. Sandy continued, stating the Planning Commission considered and ultimately passed a recommendation to the County Commissioners, with a vote of 8-1, to accept the amended fee schedule Ordinance as presented at the Plan Commission meeting.

There was a brief discussion regarding the changes and options to consider, going forward.

Being no further business, the meeting was adjourned.

**KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION
Courthouse, Old Courtroom
Tuesday, September 12, 2019**

The Kosciusko County Redevelopment Commission met at 1:30 p.m. on Thursday, September 12, 2019, for the quarterly meeting, in the Old Courtroom, Kosciusko County Courthouse. Members present included: Jan Orban, Bruce Woodward, Ron Robinson, and Ron Truex.

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

Commission President, Jan Orban, called the September 12, 2019 meeting to order.

In the Matter of Approving the minutes from the June 13, 2019 Meeting:

President Orban, requested approval of the June 13, 2019 meeting minutes.

Motion: Bruce Woodward

To: Approve the June 13, 2019 meeting minutes as presented.

Second: Ron Robinson

Ayes: 4 Nays: 0

Motion Carried

In the Matter of TIF Revenues- Co-op & Leesburg:

In the absence of Joni Truex, Michelle Puckett, County Auditor, presented TIF updates for Co-op and Leesburg, stating money was borrowed from the EDIT fund for the creation of the TIFs,

as opposed to a traditional bond. Revenues are coming in as expected, Puckett continued, stating by 2020, the Co-op debt should be paid and a balance can begin to accumulate and in 2-3 years the same can be anticipated for Leesburg.

In the Matter of KEDCo Update:

Alan Tio, KEDCo CEO, came before the Commission with an update, which included the following:

- Still looking for ways to support rural broadband, which has been clouted as a top issue within the state
- Working with a number of companies around the county on ways to grow within the community
- Next Tuesday will mark one year with KEDCo

Commission members extended their appreciation to Tio for his accomplishments thus far and commended him on a job well done.

In the Matter of Dreyfus Project Update:

In the absence of County Surveyor, Mike Kissinger, Mark Montel, Drainage Inspector, presented photos showing different stages of the Dreyfus project as it progressed, stating for the most part, the project went smoothly and with great cooperation from the community, phase I of the project is now complete.

There was a brief discussion regarding phase II, which Montel explained will be to connect to Louis Dreyfus's outlet.

To address some concerns and requests for clarification of Commission members Truex, Woodward and Robinson, regarding what areas were included in Phase I, Michelle Puckett, County Auditor, offered information from the June 13th meeting minutes, stating Kissinger's update at that time stated phase I, through Claypool, was to be allocated through the TIF fund but anticipated phase II, including 290 feet through the ag ground, would need to go through the drainage board reconstruction process, which the board indicated it will consider, since costs of the project have increased significantly since the beginning of the project.

In the Matter of Further Business:

Commission member, Ron Truex, tendered his resignation from the Board, effective January 1, 2020.

Being no further business, the meeting was adjourned.

**KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION
Courthouse, Old Courtroom
Tuesday, December 12, 2019**

The Kosciusko County Redevelopment Commission met at 1:30 p.m. on Thursday, December 12, 2019, for the quarterly meeting, in the Old Courtroom, Kosciusko County Courthouse. Members present included: Jan Orban, Bruce Woodward, Joni Truex and Ron Truex.

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

2020 board appointees, Mike Metzger and Doug Hanes were also in attendance.

Commission President, Jan Orban, called the December 12, 2019 meeting to order.

In the Matter of Approving the minutes from the September 12, 2019 Meeting:

President Orban, requested approval of the September 12, 2019 meeting minutes.

Motion: Bruce Woodward

To: Approve the September 12, 2019

Second: Ron Truex

meeting minutes as presented.

Ayes: 3 Nays: 0

Joni Truex abstained

Motion Carried

In the Matter of KEDCo Update:

Alan Tio, KEDCo CEO, came before the Commission with an update from KEDCo, opening the floor for a general discussion on several topics, including the following:

- The 4th quarter KEDCo meeting was just held, where multiple projects were discussed along with the consideration of many ideas to look at in the upcoming year. Just a few topics mentioned were the agribusiness sector, the orthopedic sector, entrepreneurship, and quality of life, all the things that draw people to want to live within our community.
- The Redevelopment Commission is awaiting results of a housing study being done to help determine which direction the Commission should take and what would be most beneficial to the community.
- The US 30 Coalition is working to compile a list of positives and negatives regarding the US 30 projection variables, in an effort to gain a greater perspective of the potential routes that may be considered, causing the least negative impact toward the growth of the community.
- One of KEDCO's main approaches to creating growth and stabilizing the workforce within the community is to form relationships with existing, as well as potential, businesses and to address concerns or potential barriers that may impact the longevity of the business within the community.
- Some items KEDCo would like to see the Commission focus on in 2020 are: industrial park development and the possibility of additional site development.

In the Matter of 2020 Meeting Dates:

Two variations of 2020 calendar of meeting dates were reviewed. County Auditor, Michelle Puckett, presented a duplicate of previous years, with the Commission meeting in January for the mandatory meeting and again the 3rd month of each quarter (January, March, June, September and December). In addition, Puckett presented an alternate schedule for consideration, with the Commission meeting in January for the mandatory meeting and then the 1st month of each quarter (January, April, July and October).

There was a brief discussion regarding the ability of holding additional meetings, should it be necessary throughout the year.

Motion: Bruce Woodward

To: Approve the alternate 2020 meeting schedule presented, meeting in January, April, July and October.

Second: Joni Truex

Ayes: 4 Nays: 0

Motion Carried

In the Matter of Further Business:

County Commissioner, Cary Groninger, came before the Commission, providing the following updates:

- The overpass project at 1300N, north of Milford, which will connect 1300N to SR 15, by going over the railroad tracks, was recently awarded TRAX Project grant funds through INDOT. Construction is projected to begin in 2022 and with roughly 8.6 million dollars in projected costs, with the County's portion of 20% estimated at 1.6 million dollars, consideration with assistance through some of the Van Buren TIF funds would be appreciated. Budgeting for the project is the reason for presenting the information so early on, as well as the possibility that the project could begin sooner than anticipated, depending on INDOT's scheduling of some other local projects.
- The current focus of the US 30 Coalition is to collect data to help establish and potentially offer some guidance regarding the most favorable route when INDOT begins looking more closely at our area as a project. Gathering data and weighing the pros and cons of each potential route and being prepared to assist INDOT with suggestions is the only way to ensure the County's best interests for future growth are considered. The cost for an environmental impact study, which is a requirement for INDOT to even consider the ideas as a project, is estimated at 4 to 4.5 million dollars. Something to keep in mind is without the study and any true idea of what route might be best, it is impossible to know where to suggest present growth and development within the county. Several tests to analyze safety issues within the county's current system have been conducted and the state is aware that US 30 through our county is in need of change. More public meetings are projected for the future and people are encouraged to participate and have their ideas and suggestions heard.

There was a brief discussion regarding some of the information available through MACOG and other organizations as well as the importance of being as prepared as we can be, as our county moves further up the list of projects the State is considering.

In conclusion, the Commission considered ear-marking some 2020 Van Buren TIF funding to be allocated toward the 1300N project.

Motion: Joni Truex

To: Approve the allocation of 2020 Van Buren TIF funds for the 1300N project, an amount to be determined at a later time.

Second: Ron Truex

Ayes: 4 Nays: 0

Motion Carried

Being no further business, the meeting was adjourned.