

KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION

January 30, 2006

The Kosciusko County Redevelopment Commission met January 30, 2006 in the Old Courtroom, Kosciusko County Courthouse. Members present included: Max Courtney, Lowell Owens, Larry Teghtmeyer, Bill Warren, Bruce Woodward. Kosciusko County Commissioner Ron Truex, Kosciusko County Auditor Sue Ann Mitchell and Teresa Smith representing the Times Union were also in attendance.

This was a re-organizational meeting for the Redevelopment Commission each of the members having been appointed to their positions in 2005. Kosciusko County Auditor administered the Oath of Office. It was noted that each member of the Commission has been bonded in the amount of \$15,000 meeting the requirements of IC 36-7-14-7 (c).

An election of officers was conducted as follows

MOTION: Bruce Woodward

TO: Nominate Max Courtney President

SECOND: Lowell Owens

Ayes: 5 Nays: 0 MOTION CARRIED

MOTION: Bruce Woodward

TO: Nominate Bill Warren Vice President

SECOND: Larry Teghtmeyer

Ayes: 5 Nays: 0 MOTION CARRIED

MOTION: Larry Teghtmeyer

TO: Nominate Lowell Owens Secretary

SECOND: Bill Warren

Ayes: 5 Nays: 0 MOTION CARRIED

It was agreed that County Auditor Sue Ann Mitchell would be the recording secretary for the Commission.

MOTION: Larry Teghtmeyer

TO: Nominate Bruce Woodward Treasurer

SECOND: Bill Warren

Ayes: 5 Nays: 0 MOTION CARRIED

President Max Courtney invited discussion concerning meeting times and place. Owens suggested that meetings be held at least monthly to start with or more often if deemed necessary. Teghtmeyer agreed until interests can be determined and plans developed.

The group felt it was important to have Buddy Downs, Ice Miller law firm and Todd Samuelson, H. J. Umbaugh, financial firm present information on TIF and abatement and the action options for the Commission. Mitchell will make contact with both individuals and schedule them as soon as possible. Preferred dates to meet with Downs and Samuelson were February 6th or February 20th depending on their availability.

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Mitchell noted that one of the duties of the Commission is to be responsible for the already existing Maple Leaf TIF. She noted the original estimates of assessed value were inflated and that the funds are short to pay the bond. She noted that there was no clause in the TIF plan for Maple Leaf to pay the shortfall. The county has the funds to cover the shortfall other capital development funds until the fund collects enough tax dollars to be solvent.

The status of Louis Dryfus Soy Bean Plant was discussed. It was noted that little is known at this time. They did receive their air permit from the State of Indiana. There has been limited communication with the company by the County. It was felt that Dryfus did not get a clear cut picture of who to deal with on the local level. It is believed that the process is now in the hands of the State of Indian.

Warren indicated other counties in the state seem to be proceeding with corn processing plants with some success. Owens indicated he felt it was time to study the issues related to development and create a plan. He noted the scope could be broader than TIF and abatement.

County Commissioner Ron Truex addressed the group to provide some guidance and direction on Commissioner's expectations. He noted that an industrial corridor was created but no services are provided in the area therefore they have not grown. Truex noted his hopes for the group would be to find the best placement of dollars for economic development remembering the whole county must be considered in the plan. He stated he felt there should be no limits on the thought process. He felt there were four entities that should be involved in the process including the County Commissioners, County Council, Redevelopment Commission and KDI.

Sewer lines to Leesburg and their impact were discussed. Woodward noted that the industrial corridor was created in 1988 but because there were no sewers in the plan there is still little development in the area. He noted that was a vision of the 80's that has not materialized. Warsaw City's sewer system capacity was an issue, but now their plant has expanded. No one else is going to do it for the county.

Woodward suggested forming a joint task force to pull together the City of Warsaw Planning Department, Kosciusko County Area Plan Commission and representatives from other areas of the county. The Western Route project was also discussed. Truex indicated the Commissioners were hopeful that the road would become a reality from US 30 to Crystal Lake Road within the next five years.

Courtney summarized stating he was hearing that the group felt the Commission should be studying issues and then presenting them to the County Commissioners and Council. He stated he believed the mission would be to create an environment conducive to business but not at the expense of the environment. He noted that input would be needed from various sources countywide.

Owens noted a builders and contractors meeting will be held at the REMC building Tuesday at Noon to discuss development concerns. He planned to attend and agreed to report back to the Commission the information from the meeting.

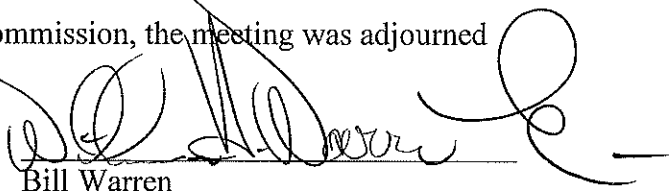
Warren indicated that sewers are the primary issue. They are a requirement for Commercial/Industrial development. Woodward indicated that a master plan should be developed considering traffic flow for future development. It was agreed that the group should work on a vision by discussing and publicizing that input is welcome.

Courtney indicated he would put together a schedule for the first several meetings. It was agreed that the group needed to work hard to get up to speed and be aggressive to get started.

Commissioner Truex stated he was excited about the potential of the group. He stated they were selected because of their connections in the community and because they were active, community minded representatives.

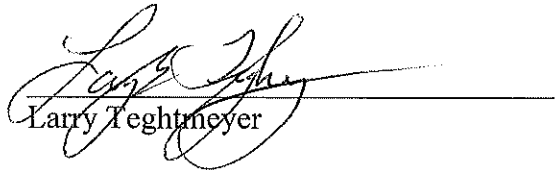
Being no further business to come before the Commission, the meeting was adjourned


Max Courtney

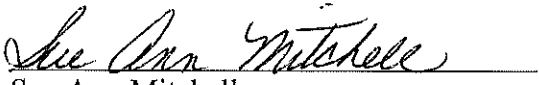

Bill Warren


Lowell Owens


Bruce Woodward


Larry Teghtmeyer

ATTEST:


Sue Ann Mitchell
Kosciusko County Auditor

KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION

**Monday
February 20, 2006**

The Kosciusko County Redevelopment Commission met February 20, 2006 in the Old Courtroom, Kosciusko County Courthouse. Members present included:

Max Courtney, Lowell Owens, Larry Teghtmeyer, Bill Warren, Bruce Woodward. Kosciusko County Commissioner Avis Gunter, Kosciusko County Council Members Charlene Knispel, Bob Sanders and John Kinsey. Kosciusko County Attorney Mike Miner and Kosciusko County Administrator Ron Robinson, County Auditor Sue Ann Mitchell. Kosciusko Development, Inc. President Joy McCarthy Sessing.

The meeting was called to order by President Max Courtney. Minutes of the January 30, 2006 meeting were approved as presented.

Attorney Buddy Downs with Ice Miller, Inc and Todd Samuelson with H. J. Umbaugh presented information on the process to create a TIF district. They pointed out that the creation of a TIF district causes increases in assessed value in the area designated to become captured and the tax revenues derived from those increased assessed values are the funds received by the TIF district. Todd Samuelson reviewed the development of a TIF District and the subsequent creation of an Economic Development Area and Tax Allocation Area. He explained that it could be the entire county exclusive of any other municipalities. The question was asked about the county developing a TIF district that abuts with a town. Buddy Downs explained that each unit could create a Redevelopment Commission and then one could delegate the power to the other instead of creating two separate TIF districts and causing two bonds to be required. Downs further explained that the County could contract with the City or visa versa for the staff to serve both Redevelopment Commissions.

Samuelson addressed the question of what happens to the other taxing units within an Allocation Area if a TIF district is created. He explained that other taxing units do not lose money, they just do not reap the benefits of the increased assessed value of development reducing the tax rate that they would if the TIF district had not been created. Because of levy limits, there would be no windfall but the increased assessed value would reduce the tax rate. If the TIF district does not request to capture all the new assessed value then other taxing units could see an increase in their assessed value that would ultimately lower the tax rates. Samuelson further explained that the reassessment and pending trending does not allow for a windfall in assessed value either. Adjustments are made to the new construction that is captured to equalize the increase between existing taxing units and the captured assessed values for the TIF district. Downs reviewed that the allocation area is created by the Redevelopment Commission establishing a base assessment date as of the prior March 1st. Any existing assessed value at the time the TIF area is established can not be captured. Only new assessed value for real property and some personal property can be captured. Downs and Samuelson both stressed that the Tax Allocation Area must be created BEFORE new construction begins.

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Samuelson indicated that TIF revenues can be used for any capital project that is in, serving or benefiting an economic development or redevelopment area including utility improvements, roads, drainage, rail, land acquisition, development, buildings or equipment. He noted it can not be used for operating costs, but that it must be for capital projects. Downs indicated that the money does not have to be used within the TIF area, but it has to benefit the TIF area. He noted that sewer lines and roads are a good example of projects that can be provided by TIF dollars, but do not have to be within the designated TIF area, but must be of benefit to the area.

Samuelson covered ways that TIF could be used including economic development to offer incentives to induce new private investment; to encourage growth in a specific area such as potential industrial, office or commercial areas; to alleviate congestion and facilitate additional growth in a developing area; to fund improvements to enhance areas including fire stations and police stations; redevelopment of blighted areas including rehab of sewers, construction of parking facilities or rehabilitating buildings in a downtown area. Downs indicated a great deal of what he and Samuelson's involvement is with the businesses themselves negotiating the package that governments allow to entice businesses into their community. The question was asked about the costs for such services. Downs noted that those services can be included in the bonding amount requested.

The question was asked if the money can be used for sewers around the lakes. Downs explained that you can do improvements in a residential area if it is benefiting or improving the TIF designated area. Downs noted that an example would be the construction of a fire department that would serve the TIF designated area, but was not located in the actual designated area. Downs related that if a TIF district was created and the sewers were installed in relationship to the TIF area then they could qualify. He did point out that if there was no development in the industrial park there would be no revenue to pay for the sewers and therefore the project would not have the necessary funding.

The term blighted was discussed by Samuelson. He noted that it does not give people a warm fuzzy feeling about their area and that it can be termed as underutilized instead of blighted. The question was asked if a bond issue could be done along with a TIF district. Downs explained that the Redevelopment Commission has the power to request to do a bond outside the levy limit to provide infrastructure in advance of the creation of a TIF district. He emphasized that would be a direct impact on the tax rate of all taxpayers within the county. He noted it could be done as a lease purchase which does not limit the amount to the 2% for debt for the county. Samuelson noted that selling bonds when there is no money to repay the bond makes the sale of bonds unlikely. He noted that involving any company interested in guaranteeing the bond is an important part of the negotiating.

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The question was asked if it would be better to declare a TIF district and capture March 1 assessed value or would it be better to wait. It was noted that there would be no advantage at this point to trying to beat the clock to capture the assessed value as of March 1, 2005. If the area is declared anytime after March 1, 2006 and before March 1, 2007 the base assessed value would be that of March 1, 2006. Samuelson noted that each parcel would need to be looked at to determine the current assessed value. If a property loses value after the area is created it is a deduction from the base and there must be that much more in improvements in the area to get back to the captured assessed value.

The two reviewed the procedures for establishing an area to implement TIF. They indicated that the first step has been completed with the creation of the Redevelopment Commission. The next step is to prepare a redevelopment plan. They noted that they have templates available that can simplify that process and meet the legal requirements. The next step would be the adoption of a Declaratory Resolution, plan and factual report specific to the area to be created as the TIF district. The resolution would include the designation of March 1st of the prior year as the date established to capture assessed values. The approval of the Area Plan Commission is required. The County Commissioners would be required to approve the Plan as approved by the Area Plan Commission. Samuelson noted that it must meet the "but for" criteria which he explained means that but for creating this area, the ability to carry out the plan would not be available to the county. Downs noted that law requires that this not be just a "grant" but that the project requires the action be taken so the project can be completed. He noted that in prior years there were other means to fund incentives. He emphasized that this is like playing poker in knowing what incentives will be necessary to entice a company to locate or stay in an area. Notice would have to be published for a public hearing and the impact statement would need to be distributed to overlapping taxing units. The impact statement advises the affected taxing units what impact the TIF district will have on growth of assessed value in their area. The Redevelopment Commission would then hold a hearing and adopt the Confirmatory Resolution. The County Commissioners would then approve the creation of the area. The Redevelopment Commission would record the resolution and notify the Department of Local Government Finance and would file the documents with the County Auditor including lists of parcels with parcel ID numbers and a map of the area.

They noted the objectives of the economic development plan is to benefit the public health, safety, morals and welfare of the citizens of the County; increase the economic well-being of the County and the State of Indiana; and serve to protect and increase property values in the County and State of Indiana.

Downs related what had been done in another county to insure existing companies stayed in the area. The Redevelopment Commission paid visits to several large companies in the county to advise them that expansion was a possibility that could be done instead of moving a plant and that the Commission would be willing to work with the business to insure that they remain in the community because of their economic benefits.

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Samuelson covered tax abatement of real and personal property and the phasing in of property taxes that happens with tax abatement. The phase in can be up to 10 years. Taxes are phased in so some taxes are paid each year after the first year. It was stated that it is important to remember that including abatement in a TIF area reduces the TIF revenue. The improvements can not be started prior to the approval of abatement. It was noted that abatement is approved by the County Council after the filing and approval of several forms. Forms include a statement of benefits which identifies the expected number of jobs and assessed value increases. Once the abatement is approved annual filings are required for personal property that must be approved by the authorizing government entity. Real property includes only one filing following the March 1st when the improvements come on the tax rolls. It was noted that the county has looked favorably upon most abatements that have been requested. The Redevelopment Commission would have a role in the approval if an abatement is requested in an area where a TIF district has been created because it would impact the TIF district revenue. It was noted that abatement only includes structures and does not include land values.

Samuelson restated that abatement can coexist with TIF, but it makes TIF less efficient. Samuelson noted that you need to know if the company has a balance sheet perspective or an income perspective. He stated that if they have an income sheet perspective, they will be more interested in abatement. If they have a balance sheet perspective, they will want more dollars on the table for development of the project.

The question was asked if an area was currently zoned industrial/commercial and was just waiting for infrastructure to be developed, what would be the most effective way to make it happen. Downs noted there are several ways to proceed to develop private property. He noted that if the government had the funds to make it happen it could but would be unlikely with the current budget constraints. If money was appropriated to the Redevelopment Commission, they could become the developer of the land. This would require that the installation be done on a pay as you go basis which would be very slow since there would probably be little if any development until the infrastructure is in place. He noted that a bond issue could be done with property tax or EDIT tax backing it up to be paid off by TIF when money was received. He noted the Circle Center Mall was built in that way, but was delayed for several years causing a financial hardship to the City of Indianapolis. He noted that you would want several partners to come together to take some ownership of the project. It was noted that some utilities have been willing to help with the development of areas.

The existing Maple Leaf TIF was discussed. It was noted that there is a shortfall in revenue available to pay the bond payment. The buildings were not assessed as high as the original estimates and personal property was not captured correctly in the first year.

It is believed that there was no protection for the county built into the bond issue. Downs noted that the Redevelopment Commission is the body that is responsible for the payment of the bond. Discussion was held concerning what should be done to address the issue with the Maple Leaf TIF. It was asked if the bond could be paid off by the county and then wait for the funds to be collected to repay the county. Samuelson stated he believed the bond could be paid off early, but that further information would be needed. It was noted that the TIF district was created in 1998. Funds can be collected for the TIF district until 2013. It was also discussed to refinance the project with payments to be equal to the amount being collected on an annual basis. Mitchell provided a spread sheet indicating that the interest rate on the bond is 5.11939% and that the amount currently due is \$372,950 with interest that will be paid over the remaining life of the bond totaling \$45,900. The amortization schedule for the bond was also provided.

Samuelson noted that the Redevelopment Commission does not have any control over the EDIT Fund so it would be a Commissioner and Council decision. Downs indicated that the county would be required to adopt a resolution that the money be paid back and document it for the records. Mitchell noted that a payment will be due in August for interest in the amount of \$8,925. Downs indicated that if the documents indicated that TIF would be the only source of revenue, that the problem is really the person who purchased the bonds. It was noted that the county would not be interested in leaving Lake City Bank hang with the outstanding amount. Downs further stated that renegotiating the bond would make sense and that it could be extended beyond 2013. Another alternative might be to contact the company and advise them of the status and request that they make the project whole. It was noted that the fact that there is not enough money to pay the bond is a Redevelopment Commission issue. Samuelson indicated that within 30 days or so he would be able to look into the issue.

MOTION: LARRY TEGHTMEYER TO: AUTHORIZE THE AUDITOR, TODD
SECOND: LOWELL OWENS SAMUELSON AND MIKE MINER TO
AYES: 5 NAYS: 0 LOOK INTO THE ISSUE AND MAKE
MOTION CARRIED RECOMMENDATIONS.

Discussion was held concerning the meeting schedule. It was noted that Dan Richard, Kosciusko County Area Plan Director, was asked to attend the meeting to be held March 6th to discuss the county comprehensive plan. Mitchell noted that Jeff Noffsinger, Syracuse Town Manager, requested to be included on the agenda of the Redevelopment Commission. It was agreed to invite him to attend the meeting on March 20th. Mitchell noted she heard Phil Anderson with the State Department of Rural Development speak at an Association of Indiana Counties meeting. She stated he was a dynamic speaker with a message that would provide additional information for the Redevelopment Commission. Courtney requested that Jon Shively be contacted to be on the agenda. It was also mentioned that Joy McCarthy-Sessing representing KDI should be a presenter to the group. Mitchell indicated she would attempt to schedule all people mentioned for the next two meetings. It was noted that the Commission would like to have time at the end of presentations to discuss the issues at hand.

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It was agreed that a lot of information was presented and that it would take some time to understand all of the issues facing the Commission. The Council members attending the meeting indicated they were glad to be invited.

It was noted that this was a learning process and that after collecting all the information it would require prioritizing the issues and then studying what efforts would be required to make the priority items a reality. Teghtmeyer noted that the Commissioners gave the Commission a rather broad charge and that the Commission needs to develop a plan of action. Owens noted that is why he would like to include discussion time after each meeting. Courtney noted that several resources have been identified that can be contributors. He said after the presentations of the next two meetings he would like to see the Commission develop an economic philosophy. Courtney noted he liked the one comment made to be proactive to existing industries. He thought a luncheon might be possible to bring together existing industries to advise them of possible help available for businesses in the county. Teghtmeyer noted that Courtney made a good statement at the last meeting. The minutes indicate Courtney stated at the last meeting that he believed the mission would be to create an environment conducive to business but not at the expense of the environment.

Woodward stated after reading in the newspaper that the Council asked the Commissioners to make a decision on KDI and the Commissioners passing it onto the Redevelopment Commission he wondered if there would be a discussion of KDI. He stated he has not formulated any opinion, but questioned how that plays into what is being done by the Redevelopment Commission. He noted KDI is an integral part of the process to help attract businesses, but the county does not have the ground nor infrastructure to place businesses and the tools are not in place for KDI to bring people here, but they are asking for more funding. He asked how that plays with the Redevelopment Commission. Courtney asked if any one knew if that task was given to the Redevelopment Commission. He asked if anyone had been given notification that was a task the Commission was charged with. Teghtmeyer noted he had not been contacted, but that perhaps Mitchell would know since she is the Commissioner's secretary. He noted he thought the Commissioners were saying that since the Redevelopment Commission has met it may be up to the Commission to make a recommendation. Teghtmeyer noted that it will take someone to organize the process. Mitchell indicated that she felt Commissioner Truex came to that conclusion following the Redevelopment Commission meeting he attended when he realized that the Commission could have all the ideas in the world, but would have no money to implement. Mitchell felt that was the Commissioner's logic behind holding off on approving additional funding for KDI.

It was noted that the Commission has the power to create some funds but that as far as operating expenses, so far none have been needed. Council member Sanders noted that if the Commission needed funds, they would be required to come back to the Commissioners and Council to ask for funding.

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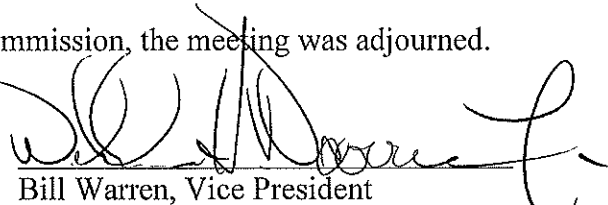
Courtney stated he did not believe the Commission is far enough along to know how KDI will fit into the picture. He stated he believed they would fit in at some point and that they must be kept in the loop. Owens noted he felt the Commission would work on developing the infrastructure and then KDI would then have more use for funds to do the marketing.

Council member Sanders indicated he thought it could perhaps work the same was as the Kosciusko County Convention, Visitors and Recreation Commission works with the CVB, Inc. The KCCVRC is responsible for controlling the money and deciding what needs to be done and the CVB, Inc. is responsible for implementing by contract certain portions of the plan. He noted that perhaps KDI could help provide ideas and then the Commission could decide how the money needs to be spent and authorize KDI to carry out the plans. He said he was not telling the Commission that they had to use KDI, but that they should research and make a part of the plan.

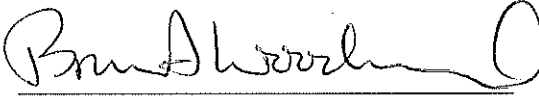
Negotiating with Lake City Bank on the Maple Leaf TIF was revisited. Warren suggested that if negotiations take place with LCB, consideration to discount the amount should be requested. It was noted that Maple Leaf was the reason Lake City Bank approved the bond issue. Mitchell noted again that two issues must be included in any TIF district that is created. She cited first that someone other than the county be responsible if the money does not materialize and that the county assessment staff look at the assessed value proposed for the project to insure that the assessment estimate is accurate. Mitchell noted that it is important that the Auditor's Office be kept up to speed on the process because they are the one who will be responsible for the process.

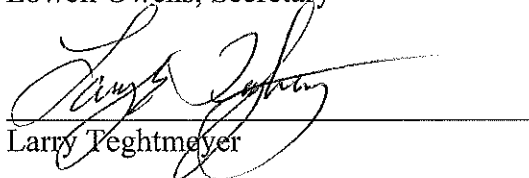
Being no further business to come before the Commission, the meeting was adjourned.


Max Courtney, President

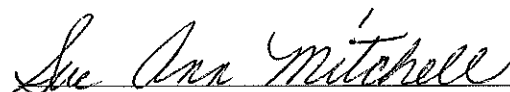

Bill Warren, Vice President


Lowell Owens, Secretary


Bruce Woodward, Treasurer


Larry Teghtmeyer

ATTEST:


Sue Ann Mitchell, Auditor
Recording Secretary

KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION

March 6, 2006

The Kosciusko County Redevelopment Commission met March 6, 2006 in the Old Courtroom, Kosciusko County Courthouse. Members present included: Max Courtney, Lowell Owens, Bill Warren, Bruce Woodward. Member Larry Teghtmeyer was absent. Kosciusko County Commissioner Ron Truex, Kosciusko County Councilman Bob Sanders, KDI, Inc. representative Joy McCarthy Sessing, KDI, Inc. member Jo Pachkowski and Auditor Sue Ann Mitchell were also in attendance.

President Courtney called the meeting to order. The minutes were reviewed by the Commission.

MOTION: Lowell Owens

TO: Approve minutes as presented.

SECOND: Bruce Woodward

Ayes: 4 Nays: 0 MOTION CARRIED

County Area Plan Director Dan Richard presented information to the Commission reference the Kosciusko County Comprehensive Plan. Copies of the plan were provided for each Commission member. Richard noted the plan was created from 1970 to 1974. He stated the Plan Commission came into existence in 1975. The plan has been updated two times most recently in 1996. The plan includes history, inventory and future plans. Richard provided maps that were coded to indicate where commercial/industrial zoning is in place. He noted that the policies and objectives of the Area Plan Commission address commercial, industrial, residential and agricultural zoning. Richard indicated the Area Plan's primary roll is to administer the zoning ordinances. He noted that real changes are made by constantly reviewing and updating zoning ordinances.

Richard noted that the Area Plan Commission can include cities and towns. It ignores town boundaries for those towns that have decided to participate with the county. Those towns that are included in the Area Plan Commission jurisdiction include the following:

Claypool, Milford, North Webster, Pierceton, Silver Lake, Syracuse

Those cities and towns not included are as follows:

Warsaw, Winona Lake, Mentone, Leesburg, Etna Green, Sidney, Burket

The Commission inquired about the existing industrial corridor along US 30. Richard indicated that what remains to be developed is all in the county. He noted the industrial corridor was developed through the cooperation of Warsaw City and the County. Current actions of the Area Plan Commission are mostly reactive to proposals. Richard noted that most are changes from agricultural to residential, commercial, or industrial. He stated he has been working with Claypool and Silver Lake to be proactive instead of reactive in preparation of the Dryfus soy bean plant development.

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It was noted that there is little zoned industrial that has infrastructure available. Richard indicated there was some open industrial areas in Pierceton and that Syracuse is working to develop an industrial area in their community. He noted that the lack of sewers were a contributing factor for businesses failing to locate in the county. Joy McCarthy Sessing indicated that generally when a call is received requesting commercial or industrial property information, there is no interest once the caller realizes there are no sewers in the area where ground is available.

A sewer line from Warsaw to Leesburg was discussed. Warsaw City has the option to pay a fine for another issue with their sewer system or put the money into extending the sewer towards Leesburg. Leesburg is under order from IDEM with time constraints for establishment of sewers for their community. The pipe size from Warsaw to Leesburg would need to be larger if anything but Leesburg was to be served by the line. The Kosciusko County Commissioners have been contacted for an estimated \$350,000 contribution to increase the pipe to accommodate growth. It was noted the IV Tech has plans to locate on the west side of SR 15. Commissioner Truex noted he had attended meetings with owners along SR 15 who are interested in developing. It was noted that it would be total development including industrial along SR 15 with a commercial buffer zone behind. Apartments would be the next tier with residential being the last tier. It was noted the system would be a pressure system with drainage being an issue near Valley Springs. Richard noted that the county ditch system would require some new construction of ditches with the costs to be borne by the developer. Truex indicated that the Warsaw to Leesburg increased piping size is a done deal.

The US 30 corridor was discussed. Water and sewer are available west to CR 125W. The Corridor extends to 350W. It was noted that there is interest in extending that further west. Concern was expressed that the extension not take place before it is needed for fear it would devalue the property that already has sewer and water available. The Commission believed Warsaw Cities ultimate goal is to extend the City boundary out to US 30 along the corridor. Woodward noted that the cost to make the project happen could increase unless zoning is addressed to unify zoning for the area. He noted that BZA decisions may impact the cost of creating infrastructure by allowing properties to be zoned that would not be compatible with the overall plan of the area.

It was suggested that the County and Warsaw City work on a joint land use planning session to address some of the issues discussed. It was felt it was important to have these plans in place sooner rather than latter which could cause problems that could prevent forward progress on the goal of developing the corridor. It was suggested that the information be presented to Commissioners to encourage the action needed to get property appropriately rezoned.

It was noted that something should be done to effect zoning of the SR 15 area as soon as possible. Richard indicated the Area Plan Commission is the recommending body. They recommend to the Commissioners after holding hearings. It was felt that opposition mounts unless people buy into the issue early.

The status of each community with regards to sewers and water was discussed. A county wide sewer project was suggested by Councilman Sanders. The Commission requested Richard prepare information on each town that has their own sewer system up and running today including what current capacity they have available and their ability to expand. Warren indicated he did not believe the county is in a terrible position after each smaller community was considered. Most towns do have either sewer or sewer and water available. It was thought that perhaps the county would be better served by providing regional sewer facilities.

Woodward indicated that he believed the Area Plan Commission needs more staff to address issues. He felt a major transportation plan also needs to be in place. He discussed the addition of a building inspector and what powers the position needs to have to enforce ordinances.

Owens summarized as follows:

- Recommend the Area Plan Commission start the process to create a land use plan for the area from SR 15N to Leesburg including ½ mile either side of SR 15.

MOTION: Lowell Owens

TO: Recommend the APC start the process to create a plan for the area from SR 15

SECOND: Bill Warren

Ayes: 4 Nays: 0 MOTION CARRIED

North to ½ mile either side of SR 15 to Leesburg.

- Recommend the process be started to meet with landowners to move the trunk line from US 30 to 350W. It was noted the process has already started and that some landowners are already conversing and taking action on the project. It was thought that perhaps encouraging the continued development of the area's infrastructure would be more appropriate. It was noted that a master plan for zoning is also needed for this area to avoid having incompatible areas which could complicate the development.
- Officially request from the Area Plan Commission a layout of sewer capacities including growth potential in list format and a map showing areas of service with in the county.

MOTION: Lowell Owens

TO: Approve the request for APC to provide sewer location map, current capacity and growth potential.

SECOND: Bill Warren

Ayes: 4 Nays: 0 MOTION CARRIED

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March 6, 2006
Kosciusko County Redevelopment Commission

It was noted that the Commission needs to be looking not only at today, but also at down the road 15 to 30 years. Fiber optics was also mentioned as another area that needs to be considered in the development of infra structure.

The location of Louis Dryfus in Claypool was discussed. It was noted that no incentives have been decided at this time. It is believed there will be many benefits to the county with the development of the soy bean plant which is expected to produce bio diesel fuels. The building of the facility may bring as many as 200 people into the county. The business anticipates the hiring of 80 employees to run the facility. It is expected that several additional new businesses would develop.

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


Max Courtney


Bill Warren


Lowell Owens


Bruce Woodward


Larry Teghtmeyer

ATTEST:


Sue Ann Mitchell
Kosciusko County Auditor

KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION

March 20, 2006

The Kosciusko County Redevelopment Commission met March 20, 2006 in the Old Courtroom, Kosciusko County Courthouse. Members present included:

Lowell Owens, Bill Warren, and Bruce Woodward. Members Max Courtney and Larry Teghtmeyer were absent. Kosciusko County Commissioner Ron Truex, County Auditor Sue Ann Mitchell, Joy McCarthy Sessing, KDI, Inc. and Dan Harstine with Integrity Realty in Syracuse were also present. .

Vice President Bill Warren called the meeting to order in the absence of Courtney. The minutes were reviewed by the Commission.

MOTION: Bruce Woodward

TO: Approve minutes as presented.

SECOND: Lowell Owens

Ayes: 3 Nays: 0 MOTION CARRIED

Joy McCarthy-Sessing representing KDI, Inc. presented information from the Kelley School of Business publication "In Context." She noted that Kosciusko County's economy depends heavily on industry in the community. It was noted that more than 40% of the jobs in the county are manufacturing. The report identified Biomet, RR Donnelley and Zimmer as the three largest employers in the county. The county gained 173 jobs since 2001. Kosciusko County is in the top ten counties for manufacturing jobs. The list included Noble, Elkhart, Lagrange, DeKalb, Kosciusko, Fountain, Adams, Dubois, Decatur, Gibson and Clinton.

Sessing reported on KDI, Inc. and their activities. She noted that KDI, Inc. was formed in 1984 as a separate organization of the Chamber of Commerce. She stated they have worked mostly with existing companies in the county that are looking to expand. KDI, Inc works to encourage businesses to expand their sites rather than relocating outside the county. Sessing indicated she handled information leads from the Indiana Economic Development Commission, utilities and railroads. She stated that most are looking for an existing building on 20-25 acres that is zoned industrial with water and sewer available either at the site or close by the site. Sessing indicated the realtors keep here informed of available properties. She noted the KDI, Inc website has property information available. It was noted that Commercial/Industrial realtors belong to the Indiana Commercial Board. It was noted that there are 15 realtors in Kosciusko County that specialize in that field. Sessing noted that the availability of skilled labor and CNC machinists is also an issue that has been identified as a need for the county.

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March 20, 2006

Kosciusko County Redevelopment Commission

Dan Harstine representing Integrity Realty in Syracuse identified some of the challenges for Syracuse. He noted that Syracuse took a hit when Dana closed. There are still 20 people employed but they are in bankruptcy at this time. There were negotiations with Rinker for the Dana Building. They had asked for abatement to rehab the building. Rinker then purchased Godfrey Marine and then people in Chicago purchased Rinker Boat Company in 2004 so it is no longer a locally owned company. He noted they are currently the 4-5 largest boat manufacturing firm. They employ 615 people without the Godfrey employees. If they were to leave Syracuse, it would have a huge impact on the economy in Syracuse. The plan was to increase boat sized to the 45-55' class. With that increase, it would be logical for other support industries to locate close. Currently there is no where for them to locate in the Syracuse area. He noted that other than the Dana building, there are no businesses buildings or building sites available. Harstine stated he knows of businesses that located elsewhere because there was no space and no utilities.

He explained that Syracuse is severely land locked. He has been in contact with an RV manufacturer that would like to locate, but needs 100 acres which is not available in Syracuse, but is available in Elkhart County.

He spoke about retail sales along SR 13. He noted there has been an estimated \$10M invested in the south end of town from Harkless Rd to Bowser Road in the last five years. It has water and sewer. He stated a study had been done by the town 10 years ago. It is still shelved. Traffic is an issue. There are approximately 50-70 trains going through Syracuse each day which further complicates the traffic issue. The report that was completed indicated that additional lanes were needed to handle the traffic on the south side of town. Agreement could not be reached on whether it should be three lanes or five lanes. Harstine stated the INDOT traffic study indicated there are 18,000 cars on at stretch of road daily.

The only way to expand Syracuse is to the West. As a part of their comprehensive plan, that area would be annexed and planned to be used as an industrial park. He noted that Syracuse will have a new well field in 2006 and has sewer capacity. When asked about the Syracuse Chamber of Commerce, he indicated that they do not have full time hours so they are less effective. With regards to residential housing he noted that there are plenty of starter homes \$125,000 and under and manufactured homes in the town of Syracuse, but there are few mid price ranged homes in the area. He noted that 79% of all real estate sold in Kosciusko County was sold in the North East corner of the county. He stated the lakes are the major jewel of the county and that there is short commute from Kosciusko County to other employment areas.

He discussed the sewer capacities and availability of providing sewers. He noted that there are newer standards for septic systems including mound systems which are quite costly. Harstine presented maps of Turkey Creek Regional Sewer District. Owens asked about the ability to get Syracuse and Warsaw to cooperate on any projects. Harstine indicated the town is struggling with whether they want to be a seasonal resort town or a growing town. He noted most retail businesses are doing ok. To become a more successful town it would require more year round jobs.

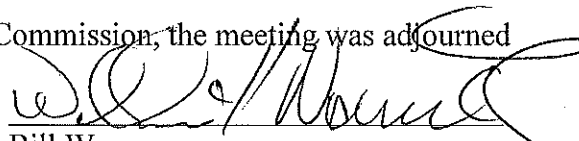
Harstine suggested that perhaps a North East County Sewer District could become a reality. He stated he felt the county needed to take the leadership role and work together. He stated he believed the Syracuse Town Council is receptive to proposals, but they have not approved any thing at this time. They are trying to avoid forced annexations. Harstine listed the top needs as buildings, utilities including water and sewer as well as incentives. He felt the county needed to create a criteria of what would be available for businesses of various sizes in the form of incentives.

Commissioner Ron Truex noted that the Council on the Commissioner's recommendation voted to support the infra structure cost to increase the pipe size for sewers from Warsaw to Leesburg. He also noted progress is beginning on the Western Corridor Project. The question was asked as to what the County does with the EDIT funds they receive. Truex explained that the plan was to pay off the Justice Building debt at the earliest date possible.

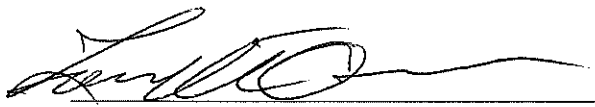
Auditor Sue Ann Mitchell indicated she has not received any communications from H J Umbaugh reference the Maple Leaf TIF fund shortage. She stated she still believed the logical answer was to pay off the debt and recoup the money for the county over the next few years as taxes are collected.

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

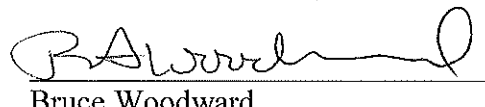
ABSENT
Max Courtney



Bill Warren




Lowell Owens



Bruce Woodward
ATTEST:

ABSENT
Larry Teghtmeyer



Sue Ann Mitchell, Auditor
Kosciusko County Auditor

KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION

April 3, 2006

The Kosciusko County Redevelopment Commission met April 3, 2006 in the Old Courtroom, Kosciusko County Courthouse. Members present included: Bill Warren, Max Courtney and Bruce Woodward. Members Lowell Owens and Larry Teghtmeyer were absent. Kosciusko County Auditor Sue Ann Mitchell was also present.

President Max Courtney called the meeting to order. The minutes were reviewed by the Commission.

MOTION: Bill Warren

TO: Approve minutes as presented.

SECOND: Bruce Woodward

Ayes: 3 Nays: 0 MOTION CARRIED

Jeff Noffsinger, Syracuse Town Manager, presented information concerning future plans for the Town of Syracuse. He reviewed the Syracuse Comprehensive Plan. He noted that the plan is being considered by the Syracuse Town Council. Once they have given final approval, the plan will have to be approved by the Kosciusko County Area Plan Commission and the Kosciusko County Commissioners because Syracuse is a member of the Kosciusko County Area Plan.

Noffsinger reviewed Syracuse's tentative plans to work with Elkhart County to rezone areas North of Syracuse that could accommodate industrial and commercial properties. He noted that Syracuse would be working with Elkhart County to create a TIF district in the area south of US 6 and SR 13. He stated Syracuse was willing to extend the sewer and water further north to accommodate potential business development. He noted this concept was in place prior to his arrival but he has just accelerated the process. They currently have an offer pending for the ground. Noffsinger noted that the tax rate is considerably lower in Kosciusko County than in Elkhart County and therefore it would be more desirable to locate businesses in Kosciusko County. He noted that the tax rate for Turkey Creek Township in Kosciusko County is lower than the tax rate in Benton County, Elkhart County.

Also being considered by Syracuse is rezoning, TIF creation and annexation to the west of Syracuse. Syracuse is technically land locked for any further industrial expansion in logical places where businesses would want to expand. A portion of what they would like to rezone is in VanBuren Township so the project would involve the county. No contact has been made at this time with the owners of the potential area to be included. Bill Warren noted that the homework would really need to be done to be sure of the possibilities when the land owners are contacted.

Maps were provided that indicated the plan includes a bypass around Syracuse to ease the traffic burden on SR 13. The bypass would start on US 6 at County Road 29 in Elkhart County and connect with Huntington Street where it intersects at County Line Road on the north side of Syracuse. It would then loop out through the area being considered for the annexation and zoning change to the west. It would eventually connect back with County Road 1200 N which is Bowser Road. The goal would be to re-route truck traffic around the Town of Syracuse.

Woodward asked about the buffer zone noted in the west project. Noffsinger indicated it was a wooded area but could become a residential area. Woodward inquired about the size of the tract to the west being considered. Noffsinger indicated the track in question is owned by three different owners. He noted there had not been any recent contact with the current owners and that he was just stating what he had been told by people who had worked on the project previously.

Noffsinger noted the downsizing of Dana has had a real impact on the Town of Syracuse. There is very limited activity in the building. Rinker was pursuing the purchase, but that has fallen through. He noted there has been limited activity with KDI or the county to retain existing businesses.

Syracuse Wawasee Development Corporation does exist but has been inactive since the Town of Syracuse has taken the lead on development. Noffsinger believes that organization will need to take an active role if the Comprehensive Plan is to move forward. He also noted that the Town of Syracuse decided not to participate in KDI, Inc. so he has not been involved with that organization. He stated that he believed both organizations were important relationships to accomplish the proposed projects. He also noted that working with the Indiana Economic Development Corporation is also an important connection, working with Garrett Barkley, the Regional Director. He also noted he had spoken with State Representative Jackie Wolarski of Lakeville concerning legislation to enhance economic development in the State of Indiana.

Noffsinger reviewed some of the issues with development as follows:

- Lack of available industrial land with proper infrastructure
- Downsizing of Dana Plant and loss of manufacturing jobs
- Limited assistance from KDI and County to retain existing businesses
- Lack of cooperation from property owners with potential sites
- Extra layer of government if expansion occurs in Elkhart County
- Limited economic development tools available.

He noted that one of the goals is to form public-private partnerships to promote economic development in Syracuse. He included educating government and company officials of grants and incentives available for industrial expansion, identifying existing business infrastructure needs, encouraging SWADCO and KDI to be involved in the planning process for industrial expansion, and meeting with county and state government officials to identify funding sources to promote economic development.

Noffsinger stated that an additional goal is to provide more site ready industrial facilities for the expansion and attraction of business into Syracuse. The plan is intended to promote industrial development in areas that are compatible with the comprehensive plan, encourage development within or adjacent to town limits to minimize multi-layers of government, establish tax increment financing district as an economic development tool to construct infrastructure and to encourage existing or new businesses to locate in TIF district.

Courtney asked where sewer lines were located. Noffsinger noted the sewer lines are extended North to the County Line, to the West to the end of Brooklyn Street, South to the new expansion of businesses. Courtney note Area Plan Director Dan Richard was trying to pull together information concerning sewers in the county including sewer locations and existing capacities. Mitchell indicated the map displayed was what Richard provided. She noted they are only estimated sewer placement based on whatever records Richard could find. None were verified with the units that provide the sewer service. Mitchell noted she would attempt to make contact with the Town Clerks and make the request for them to provide accurate information. Courtney noted the goal was to get the available sewer systems all on one map so that if a prospective business owner inquired about availability, the information in infrastructure would be available. Noffsinger noted they were in good shape for sewer capacity noting they have only half of their ability being used. He noted that water enhancements are being done by Syracuse that would enable them to provide for the needs of the area. Noffsinger indicated there was a 1994 study done through KDI by Jones & Henry. He stated he would provide a copy for the Commission.

Warren asked how Noffsinger saw the Redevelopment Commission helping the Town of Syracuse. Noffsinger noted that because the development to the west is outside the corporate limits of Syracuse, the County Redevelopment Commission would have to take action to create a TIF district. He noted there are a few steps to creating a TIF district that involve advertising and meeting statutory requirements. Discussion was held on annexing of the property either before or after the TIF district is created. Noffsinger indicated it would make more sense to create the TIF district first since the area could be larger and then proceed with development and then sometime down the road Syracuse could annex the area.

Timing of creating a TIF district was addressed by Warren. Noffsinger indicated that a TIF district could be created anytime up to February 28, 2007 that would make the date to capture the base of March 1, 2006. Timing is extremely important in the creation of a TIF district. It must be created by March 1st to capture growth from the previous March 2nd to capture growth as development starts in an area. Warren asked if this is something Noffsinger would be coming to the Redevelopment Commission to request they create the TIF district. He stated he has the documents prepared that would need to be signed by the Commission but is not ready at this time for them to be considered. He noted he has two industrial plants that desperately want and need to expand. He noted that Polywood and Dutchman need to expand and need to be close to rail facilities. The land needs to be acquired first before further development can be considered. He noted staying in the same area they are in is where they need to be because of the rail facilities.

Woodward asked if Noffsinger didn't feel they would be creating the TIF district prematurely. Noffsinger felt creating a larger area and sooner rather than later would only increase the value of the TIF district. Zoning was also mentioned as an issue since the area is currently zoned agricultural.

Noffsinger also addressed the new eminent domain laws that were passed by the State Legislature. He noted that the change will affect the taking of land from one owner to provide it as an economic development tool for another business entity. He stated the cost impact will be higher under the new law creating a "fairer" market value. He felt the approach should be more proactive than reactive. He went through the process that could be used to develop the west TIF district as follows:

- Select professional counsel to guide and direct process
- Syracuse and Kosciusko County would work together on the project
- Syracuse and Kosciusko County create the TIF district
- Purchase the ground through a bond issue
- Provide sewer and water
- Sell the ground to pay towards bond
- Taxes received from the TIF district would also pay for the bond
- Options for purchase could be taken on all ground in the area that might be needed
- Declaratory resolution would need to be done by 3-1-2007 to claim any improvements developed from 3-2-2006 to 3-1-2007
- Hearing would be advertised & held approving a confirmatory resolution including legal description

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April 3, 2006
Redevelopment Commission

Noffsinger then addressed the board in his capacity as President of the State Redevelopment Commission Association. He stated the association meets quarterly. He noted the association has created a guidebook for Redevelopment Commissions. He stated there was a cost, but he was not sure what the exact cost was, but that it was a nominal fee.

MOTION: Bill Warren

TO: Purchase the guidebooks.

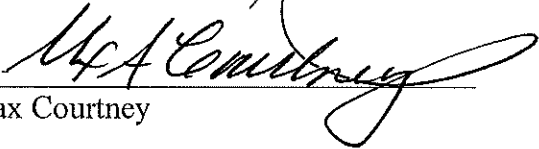
SECOND: Bruce Woodward

Ayes: 3 Nays: 0 MOTION CARRIED

He noted the Commission had the ability to buy land, develop land, create TIF districts, bond and any other general duties related to economic development. He offered his service to the Commission.

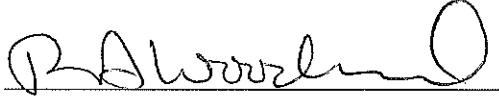
Discussion was held on whether the Commission is getting close to being ready to make some decisions. It was felt that the first issue should be rezoning from Warsaw to Leesburg, following through on Syracuse and further information development of sewer information.

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


Max Courtney

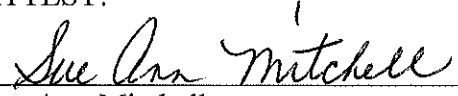

Bill Warren

ABSENT
Lowell Owens


Bruce Woodward

ABSENT
Larry Teghtmeyer

ATTEST:


Sue Ann Mitchell
Kosciusko County Auditor

KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION

April 13, 2006

The Kosciusko County Redevelopment Commission met April 13, 2006 at Stacy's in Leesburg. Members present included:

Max Courtney, Larry Teghtmeyer and Bruce Woodward. Members Lowell Owens and Bill Warren were absent. Kosciusko County Auditor Sue Ann Mitchell and Joy McCarthy-Sessing representing KDI, Inc. was also in attendance.

President Max Courtney called the meeting to order. Courtney introduced Dallas Winchester, Milford Utilities Superintendent and two guests from Wabash County. Winchester presented information concerning a new business he is working to develop. He stated that it is difficult for companies that do septic pumping to dispose of their collections. Currently it requires a trip to Elkhart County for disposal.

He noted that with his experience as the Milford Utilities Superintendent, he knew how hard it would be to take at a waste water treatment. He noted that meeting the 503 regulations means a great deal of additional cost that is labor intense and requires laboratory analysis on a regular basis. He noted the new method of disposal would cost approximately \$.06 to \$.07 per gallon.

A 4½ acre site is available at a North Manchester industrial park for the proposed business, but Winchester noted it is not central to the area that would be using the service. He noted the large number of homes in Kosciusko County that have their septic systems pumped on a regular basis.

A 4 acre site is needed with connection to city sewer. He noted the process they plan to use would separate the solids from the water and do preliminary processing so the water would already be clean. It would just need to be processed through a city sewer system. He noted it would be a good income for a sewer plant because they would not be receiving dirty water but already cleaned water. Solids would then be hauled to any landfill. He noted this process was not in place anywhere else in Indiana. He noted the start up costs would be \$800,000 to \$1.2M and that it would be a natural flow system. He noted this technique would not be compatible with a municipal sewer, but would require a private sector entity.

Sessing asked if there would be any smell, noise or other undesirable conditions related to the business. Winchester noted there would be no smell. He noted the dumping would be done inside. It would be a Monday thru Friday operation with only one shift per day. The acreage would be landscaped and maintained. He noted there would be trucks bringing the waste and trucks hauling to the landfill. The business would require an industrial license.

It was noted that this would connect with a municipal sewer after the process was completed and would dump approximately one million gallons per month. The capacity would be 35,000 pounds per day and would accept only domestic septic. The business would employ 2-3 employees.

The leavings of the process could not be spread on top the ground, but could be knifed into the soil. He noted that IDEM and EPA requirements may preclude that possibility. It was noted there would be an advantage to the environment serving as preventative maintenance. Discussion was held on the cost of septic tank pumping. Costs have risen from \$90 to \$220 per trip. Winchester noted the costs of septic tank pumping should go down. Haulers would be paying only one price for the service and would have less expense with reduced miles to travel than to the landfill, less operator time to haul, and less wear and tear on trucks.

Winchester noted he would be interested in a location in Kosciusko County and would start by servicing Kosciusko County haulers. Once it was determined the system could handle local needs then it could be expanded.

After discussion it was determined that the project would be something KDI, Inc. could help identify sites and provide other assistance as they normally do for those who contact them.

The meeting was for the purpose of collecting information and no action was taken. Redevelopment Association of Indiana Handbooks provided by Jeff Noffsinger were distributed.

It was noted the next meeting would be Monday, April 17, 2006 at 7 PM at the Courthouse, Old Courtroom. Meetings will be scheduled for the third Monday of each month starting in May. Meeting dates will be as follows:

May 15th	September 18th
June 19th	October 16th
July 17th	November 20th
August 21st	December 18th


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



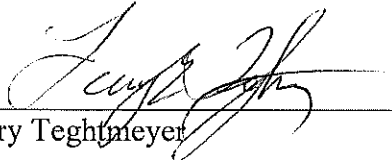
Max Courtney

ABSENT
Bill Warren

ABSENT
Lowell Owens

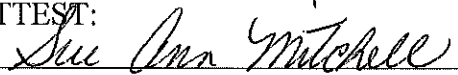


Bruce Woodward



Larry Teghtmeyer

ATTEST:



Sue Ann Mitchell
Kosciusko County Auditor

KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION

**Courthouse, Old Courtroom
Wednesday, June 28, 2006**

The Kosciusko County Redevelopment Commission met Wednesday, June 28, 2006 in the Old Courtroom, Kosciusko County Courthouse. Members present included: Max Courtney, Lowell Owens, Larry Teghtmeyer, Bill Warren and Bruce Woodward.

President Max Courtney called the meeting to order. Courtney introduced David Doctor to present information on the proposed Lakeland Regional Sewer District. The Kosciusko County Commissioners unanimously approved a resolution to establish the Lakeland Regional Sewer District at their regular meeting on Wednesday, June 28th.

Doctor indicated the reason for the name Lakeland Regional Sewer District is because of long range planning for sewers within the county. He noted that unlike a Conservancy District, the Regional Sewer District does not have to include parcels that are contiguous. This would mean that different areas of the county could take advantage of the established sewer district. If other districts were established, they could later be merged into one system. Owens asked if they were thinking that it could be as large as the whole county. Doctor stated that was not his plan at this time, but that it was possible that it could benefit the whole county.

Doctor noted that approximately 50% of the properties in the Barbee area have records on file with the County Health Department reference placement of septic systems. He noted the ground in many areas can not support a septic system. He stated there are 12-18 holding tanks around the Barbee area that have to be pumped weekly or more often. This is not an effective way to handle septic but it is the only way some properties can get the job done.

Four issues were noted as factors causing the septic issues in the Barbee area which are as follows:

- Shoreline overdevelopment
- Poor to severely poor soil types around the Barbee Chain
- Small lot sizes
 - 84% of the lots in the Barbee area are under 20,000 SF.
 - 62% of the lots in the Barbee area are under 10,000 SF.
 - 33% of the lots in the Barbee area are under 5,000 SF.
- Flood Plain is 840' and normal lake level is 837'.

Doctor noted there was a water quality study by J F New, a nationally know environmental company, that has been largely ignored. The 1999 study indicated there were effluents in the lake in nearly all areas of the Barbee Lake Chain. The presence was severe in all with the exception of the north east bay of Irish Lake and the north west bay of Sechrist Lake. This study was done when there was no drought. Doctor stated the

2001 state environment map included ground water contamination information showing that the Barbee Chain was highly likely for ground water contamination. He noted the Putney Ditch has a high concentration of bacteria that is coming into the Barbee Lake.

Benefits of the sewer system in the area would include, but not be limited to the following:

- *Eliminate health risks because septic will not dump into the lakes.
- *Improve quality of life through functional septic systems.
- *Improve environmental practices.
- *Allow property improvements.
- *Provide opportunities for economic development enhancing property values.

Doctor explained that the report presented includes a map of the proposed service area. He stated the plan includes hooking up with North Webster. There would be an \$8M to \$10M savings by not building a separate plant. Grants are expected to fund approximately 25% of the total. The hook on fees are projected to be \$2,500 to \$3,000 with monthly fees of \$50. The total project cost is expected to be \$13.5M for the 2000 residential properties which calculates to \$6,780 per improved property. Doctor noted the background study is 95% complete as done by the DLZ for the Barbee Lakes Conservancy. He noted that an upgrade from a 7" to a 9" line to connect with North Webster from the Barbee area was paid by the Conservancy.

He noted that \$305,000 left from the Conservancy District is being held by the Kosciusko County Clerk for the future development of a sewer district. This money could be requested to be released from the court as seed money for the project. No money is being requested to proceed with development. Doctor felt a grant for \$25,000 from a revolving fund in the form a forgivable loan would be available. He stated North Webster would build and increase their size with a bond being issued to be repaid over 20 years.

He noted several units have been contacted including the Kosciusko County Surveyor, County Board of Health, Area Plan Commission, Indiana State Board of Health, IDEM and Department of Natural Resources. He has spoken with State Senator Bob Meeks and State Representative Dave Wolkins reference the issue. They believe eventually there will be requirements, but that is not the case at this time.

Doctor requested guidance from the Commission reference his actions being compatible with the Commissions plan. It was noted this is not an IDEM mandated project. He stated a realistic timeline would require three years to start the construction. He outlined steps that must be completed as follows:

- File with IDEM
- Hold two hearings
- Receive final approval from IDEM to create the Regional District

Doctor indicated this would be a 6-12 month process to accomplish establishing the Regional Sewer District. He noted construction plans must be in hand before applying for grants and that grant cycles can take as long as 12-24 months.

Members of the board for the Regional Sewer District would be selected by appointment instead of by election as was the case with the Conservancy. The appointments would be done by the following bodies:

- Kosciusko County Commissioners (2)
- Kosciusko County Council (2)
- Township Trustee/Advisory Board (1)
- Health Department (1)
- Town of North Webster (1)

Additional appointments could be added if more areas are added.

Warren questioned the contaminants coming into the lake and where they originate. Doctor noted there is an exchange of lake water on a regular basis. He cited the Putney Ditch as a contributor. He noted that Sechrist Lake is spring fed and yet has a concentration of effluents in the water.

Teghtmeyer noted that the 1994 Jones & Henry Study included a phase in of areas needing sewers. The report mentioned that if North Webster was willing to expand, perhaps they would also be willing to consider including Tippecanoe Lake in the process. Discussion was held concerning involving other lake representatives with the Redevelopment Commission. Warren stated he felt the West side of Tippecanoe should go to Leesburg with the new development of their sewer hook on to Warsaw and that the East side be connected to North Webster. Doctor noted the run from North Webster would be to Armstrong Road to 475E to 350N.

Environmental One makes the grinder system and that type of system would be included in the plan. Woodward mentioned that the change in technology is a contributing factor to the reduction in costs.

Courtney noted this is information the Commission has been looking for. He stated appreciation for the presentation. Doctor suggested the various lakes could be brought into meet with the Commission to discuss the sewer possibilities available. He noted that the project was not finished yet, but only beginning and that if additional areas are to be added to the project it can be done.

Warren asked about Doctor's involvement with the project. Doctor indicated he was a homeowner in the area along with several other homeowners who felt the need. He stated he does not have a business related in any way to the project. He noted there would be time to coordinate various other lakes if there was an interest.

Doctor stated he would like to stay in touch with the Commission. He made himself available to the Commission for other meetings if the Commission deemed it necessary. He noted there are economic development issues that relate to providing a sewer system around the lake.

Doctor noted that the Area Plan Commission is working on a development ordinance including funneling issues related to the lakes. Doctor noted that development on the

lake is also an issue. Woodward noted he has never seen any plan to develop additional commercial usage on the lake. He noted the absence of marinas on the lakes is the best example of lack of commercial properties. Doctor noted the next proposal following the funneling issue that will be coming out will deal with lake zoning including residential, commercial, and industrial. He noted finding a balance is important.

Warren suggested that contact with Tippecanoe Lake Association be made to open dialogue on the issue. He felt it would be good to get all the lakes in to discuss the issues at hand. It was noted that Tippecanoe Lake Property Owners also have lots of information they could bring to the table. Chapman Lake was also mentioned. Doctor was willing to try to contact a DLZ representative for a presentation if the Commission would like.

Teghtmeyer asked about the daily flow to North Webster from the Barbee Chain. He noted average usage as 400,000 with annual flow at 46,000,000. McCarthy-Sessing noted that North Webster may have plans for more of the town area to hook onto the sewer. It was noted the sewer now runs to the tubes on the Backwater Road running West, then North, then East to include Epworth Forest. At one time Epworth had their own system, however, they have connected with North Webster for sewer service. Teghtmeyer noted North Webster has discussed for years expanding the sewer all the way around the lake. The West and North West end of the lake is not yet connected.

Woodward asked if there would be recapture agreements for the force main being installed down Armstrong Road. It was noted the developer of the sub division that the primary line is being extended for will be paying the costs. The Barbee Conservancy was only responsible for the increase in pipe size from 7" to 8" at a cost of \$70,000. It was unknown what the costs were prior to the upgrade.

Doctor asked for a letter of support from the Redevelopment Commission and for their input and interaction with the project.

MOTION: Bruce Woodward TO: Write letter of support for the Lakeland
SECOND: Larry Teghtmeyer Regional Sewer District.

AYES 5 Nays: 0

MOTION CARRIED

Joy McCarthy-Sessing, KDI, Inc. representative, presented information on sewer capacities in the community. She noted the information was verified with each sewer plant operator. It was noted the report should be dated. She also distributed information related to requests they have received in the last year including building size and type and lot size. Appreciation was expressed by the Commission for the information provided by McCarthy-Sessing.

Information was presented on the Redevelopment Association of Indiana. Courtney noted the books delivered by Jeff Noffsinger have been paid for at a cost of \$105. Membership was discussed briefly. It was determined that the members should consider joining the Redevelopment Association of America at the next meeting.

Courtney noted the Area Plan Commission could not meet with the Commission today because of a conflict in their schedule. He mentioned he spoke with Vic Virgil, Area Plan member, reference the SR 15 North and South zoning plan. Virgil suggested the Commission set a meeting with two members of the Commission and three members of the Area Plan Commission including Dan Richards, County Planner.

Courtney noted the concern is that there are submissions for rezoning being received along SR 15 North. It was agreed that the issue should be addressed with a broader plan than just one at a time. Woodward asked if the plan was to create a Task Force to address zoning issues on SR 15 North and South as well as the Western Corridor. Courtney also included the platting of the sewer districts service on the county map in the items to be discussed. Woodward volunteered to serve in that capacity.

Owens also volunteered to serve on the Task Force. Owens went on to state that the request had been made of the Area Plan Commission for the development of a plan four months ago. To date, no action has been taken by the Area Plan Commission. The Kosciusko County Commissioners addressed rezoning of a property in the area being discussed North on SR 15 at their meeting yesterday. Owens indicated he realized the Commission has no authority, but he indicated it felt like the tyranny of the urgent where they wait until someone asks for rezoning in an area that should be addressed in total before further development is planned. He noted there are currently tracts of land for sale in the area. The Area Plan Commission stated it would be fall before any action is taken. Owens noted that is nine months from the original request for action. It was noted government does move slow. Owens noted the issue was moving too slow and needs to speed up. Warren added that it is an urgent issue because requests will continue to be made with no plan in hand and that too many things are moving too fast.

Courtney appointed Woodward and Owens to contact Dan Richard to set a meeting of a delegation from the Area Plan including Richard to meet to address the issues discussed. Teghtmeyer recommended a Commissioner be included in the meeting. They planned to meet to set forth a plan and schedule a meeting. Courtney indicated that sometimes we are short sighted in planning for the future. He added perhaps the Warsaw Planner and a representative from Leesburg should be included in the meeting.

Courtney noted that if there is not enough time or help to accomplish addressing the zoning issues then perhaps the Commission should be addressing the county to request that additional help be hired to accomplish the necessary tasks. He stated that if there is urgency for the work to be accomplished perhaps the Commission should take the lead in asking for additional help. The development of the SR 15 South is expected to come quickly since the development in that area is expected to be completed in the summer of 2007.

Courtney appointed Teghtmeyer and Warren to invite lake organizations to appear to hold a hearing. He noted an outline of what the Commission wants to hear from each lake association. He noted having the maps prepared for the Lakeland Sewer District

available would be helpful. Courtney emphasized that it would be the Commission meeting, but would be a hearing to hear what the lakes associations are thinking. He urged that an agenda be developed before contacting the lakes to identify the agenda to be discussed. He indicated inviting several lakes to one meeting would be appropriate to open up the dialogue. It was noted that the Area Plan Commission has a lake group that is meeting on a regular basis, but they have not addressed the sewer issues.

Teghtmeyer recapped what the expectation was. He stated the endeavor is to invite individuals from Tippecanoe and Chapman Lakes to attend a meeting to update the Commission on their plans and advise what their needs are as it relates to sewer development in the lakes area. It was noted the Commission can take an active role in developing a sewer district within the county. Warren indicated it may just be an issue of reaching out to the individual lake associations. Teghtmeyer and Warren noted the Tippecanoe Property Owners were the ones that took the lead in sewer development. It was noted that Warren and Teghtmeyer should schedule a meeting with some of the association's representatives to discuss the issues.

Courtney noted the Commission should be looking at the highest and best use of revenue to help provide the necessary items needed by the Commission. He inquired if the group wanted to start looking for an employee, either part time or full time or would the Commission want to contract with KDI to do minutes, mailings or other tasks to relieve the burden from Sue Ann Mitchell, Kosciusko County Auditor, who has served as Secretary for the Commission. Courtney mentioned contacting the County Administrator to develop a job description for the position. He felt a part time person to chase down information for them was what was needed at this time. Owens noted there is no money available for a wage at this time. Courtney felt the need should be identified and then make the request with the Commissioners and Council. Teghtmeyer felt the position needed was more than secretarial. Teghtmeyer noted Mitchell was already spread thin. Teghtmeyer noted he was on the County Wage Committee. He agreed to approach Ron Robinson to request a job description and to bring up the issue to the Wage Committee. It was agreed a job description would be the first step. Warren indicated he thought considering a KDI contract might not be a bad idea. He noted they already have the experience in the field. It was stated the perhaps considering both an employee and a KDI contract would be appropriate.

A letter was presented for final approval to request funding from the Kosciusko Commissioners and Council for the Maple Leaf TIF cash shortfall. The letter has been presented at a previous meeting with some revisions being made.

MOTION: Lowell Owens TO: Approve letter and submit to Kosciusko County

SECOND: Bruce Woodward Council and Commissioners.

AYES: 5 NAYS: 0

MOTION CARRIED

Owens questioned if the Redevelopment Commission should take some action to contact the Town of Syracuse reference their expansion into Elkhart County. It was noted that the Redevelopment Commission can not control the Town of Syracuse moving towards

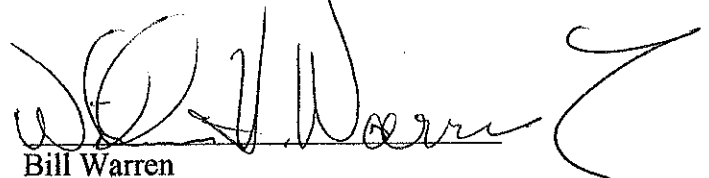
Elkhart County. Owens felt the Commission should reach out to Syracuse and in what areas they need help that the Commission might be able to supply. He indicated a letter or phone call would be appropriate. Courtney felt a letter would be better since he could share it with the Syracuse Town Council. Woodward indicated that Syracuse move west there would be little the Commission could do to help them. Teghtmeyer indicated he was not present at that meeting and wondered if it would be appropriate to invite Jeff Noffsinger, Town Manager, back for a follow up meeting. Woodward indicated he believed Noffsinger implied that the Commission would be able to purchase the ground to the west of Syracuse to create an industrial park for future development. Owens felt the implied request was too vague to take any action. He noted further information would be required before action could proceed.


Courtney thanked the Commission members for being willing to serve on the two committees established. Courtney noted the next meeting would be Monday, July 17th at 10AM in the Old Courtroom, Courthouse. Warren indicated meeting in the mornings or noon works better for him. It was noted that the meetings could be moved to various locations throughout the county.

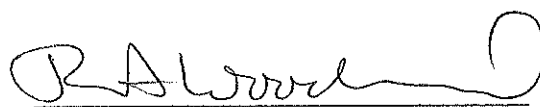
NOTE: The Courtroom was already scheduled for that time so the meeting was moved to July 19th at 10 AM in the Old Courtroom, Courthouse.

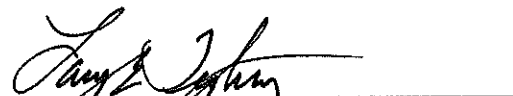
Being no further business to come before the Commission, the meeting was adjourned.


Max Courtney

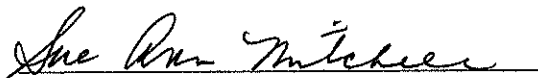

Bill Warren


Lowell Owens


Bruce A. Woodward


Larry Teghtmeyer

ATTEST:


Sue Ann Mitchell
Kosciusko County Auditor

KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION

Courthouse, Old Courtroom

Wednesday, July 19, 2006

The Kosciusko County Redevelopment Commission met Wednesday, July 19, 2006 in the Old Courtroom, Kosciusko County Courthouse. Members present included: Max Courtney, Lowell Owens, Larry Teghtmeyer, Bill Warren and Bruce Woodward.

President Max Courtney called the meeting to order.

The letter in support for Lakeland Regional Sewer District was discussed.

MOTION: Bruce Woodward TO: Approve letter of support for the Lakeland
SECOND: Lowell Owens Regional Sewer District.

AYES 5 Nays: 0

MOTION CARRIED

Mary Kittrell, CVB, Inc Director presented information on a plan being developed to address tourism development in the county. Teghtmeyer attended a meeting and heard this presentation. He requested Kittrell attend and present to the Commission. She noted the document was still in the rough draft form. Woodward indicated he saw information in a new magazine, Northern Indiana Lakes Magazine. Kittrell explained that it was the second issue. Information on Kosciusko County was included. It was discussed that the Tippecanoe River could be developed into a tourism destination with additional development. It was suggested that the information also be presented to KDI, Inc., Chamber of Commerce, as well as the towns within the county. It was noted there are opportunities for commercial development in the tourism industry.

President Courtney asked for a report on the meeting with the Plan Commission. Lowell Owens and Bruce Woodward had a meeting planned but they were the only two who attended. They will make arrangements for a meeting and will report back to the Commission on their findings. This item was continued until the next meeting.

President Courtney asked for a report on the county lakes organizations. Teghtmeyer reported he spoke with property owner representatives for Tippecanoe Lake. They were aware of the need, but noted previous action had divided the membership of the organization and they were not interested in taking a lead at this time but were definitely interested in the project. He noted the Tippecanoe Lake Property Owner's Association and the Tippecanoe Water Shed expressed an interest in keeping in touch, but did not wish to commit to any action at this time.

Bill Warren spoke with Dewart Lake representative, Kyle Young and Chapman Lake representative Dan Lee. Warren reported that Young felt other issues were more important for the Dewart Lake property owners. Young felt they were not in desperate need but would possibly be interested if the opportunity was offered.

Lee reported Chapman Lake held a vote and that sewers were voted down. Chapman Lake also felt they had more important issues including zoning and run off. Lee did not believe it was on the front burner for his organization. He noted they were most concerned about the packed condition of the lakes and the zoning funneling issues. Warren reported some felt that if sewers were available it would compound the crowding problems. Chapman Lake felt they would be willing to attend meeting to learn more, but they were not in sewer mode at this time.

It was noted there were concerns when Turkey Creek Regional Sewer District extended around Wawasee Lake, but that massive development had not really been experienced as a result of the sewer. President Courtney questioned the position the Redevelopment Commission should take on the issue. Warren indicated he did not believe he had enough information as to how the Commission should proceed. It was agreed more information was needed before further discussion. Mitchell agreed to contact other Auditors to determine where sewer districts exist, how they operate and how they were created. It was again agreed that having a map with the county data displayed was critical before further progress.

The Commission agreed the item was a closed issue, but that they would be open for dialog with the various lake organizations when they became interested. It was agreed that letters should be drafted from the Commission to Chapman Lake, Tippecanoe Lake, and Dewart Lake offering a forum should they be interested in the future.

Mitchell noted the Commission needed to determine what percent of revenue they wanted to capture of the Maple Leaf TIF District. This is an annual requirement so the Auditor's Office knows how much of the funding should be retained for the TIF district and how much could be distributed to other taxing units.

MOTION: Bruce Woodward TO: Approve receipt of 100% of TIF
SECOND: Larry Teghtmeyer revenue for Maple Leaf TIF District.
AYES 5 Nays: 0
MOTION CARRIED

Discussion was held concerning employing a person to carry out the secretarial duties of the Commission. Teghtmeyer talked about the duties and who should be responsible. It was agreed that approaching the Council with a budget for 2007 would be appropriate. It was noted that there could be a combination of ways to accomplish the tasks needed. They could include CVB, Inc, KDI, Inc, APC, and the Chamber of Commerce. It was agreed that the Commissioners and Council should be approached for direction on the issue. Ron Robinson, County Administrator, presented information on the structure in Elkhart County for their Economic Development Commission. They have an employee that works in the Area Plan Commission that serves as their Secretary and carries out their work as requested.

President Courtney noted he felt like the Commission was a visionary panel for development. He noted they were like a "think tank." The group agreed they were somewhat frustrated since land use maps seemed inadequate and no progress was being made on developing further land use policies.

It was noted that each person's appointment was for one year. Courtney noted he wanted the group to be proactive instead of reactive to issues that should receive attention. He felt further input was needed from the Commissioners and Council before proceeding much further.

The creation of a position was further discussed. It was noted the position should probably be an executive type position rather than secretarial. Teghtmeyer felt that in addition to creating agendas, handling correspondence and paper work required, the position would also need to call on industry, be able to have confidential dialog with businesses as well as be able to look to the future for additional opportunities for the county. Woodward noted he felt it should be separate from the Kosciusko County Plan Commission. It was discussed that the position could be a contractual agreement or regular employment. It was discussed that a budget should be prepared and presented to the Commissioners and Council for consideration. Mitchell will work on preparing a budget and will email to Commission members for their comments. She and Robinson will do some research on job descriptions for other similar positions through out the state.

Discussion was held on the Area Plan Commission and their lack of action. It was felt that perhaps the Commission should encourage the county to take action to add staff to expedite the items necessary to enhance development within the county.

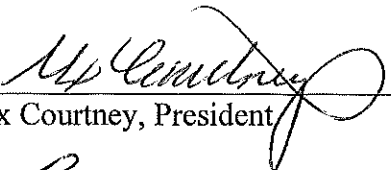
Meeting dates were discussed. President Courtney has a conflict with the dates established. It was determined the meetings will be moved to the second Thursday of each month at 9 AM. The next meeting will be August 10th. The revised meeting date schedule is as follows:

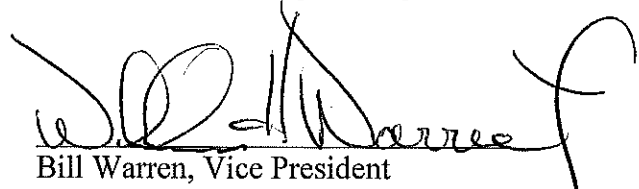
September 14th
October 12th
November 9th
December 14th


President Courtney indicated that State Representative Dave Wolkins would be contacted to speak about eminent domain at the August 10th meeting.

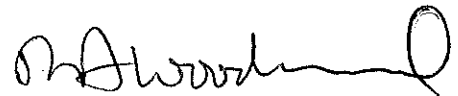
Mitchell indicated the next meeting for the Dreyfus TIF District will be held on August 10th at 7 PM in the Old Courtroom on the 3rd floor of the Courthouse. The Development Commission and the Kosciusko County Council will meet in joint session to finalize the TIF paper work.

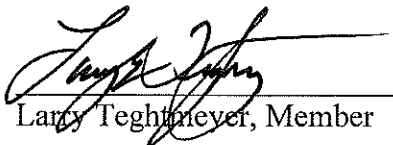
Being no further business to come before the Commission, the meeting was adjourned.


Max Courtney, President

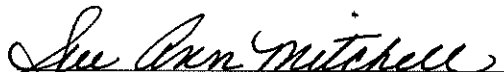

Bill Warren, Vice President


Lowell Owens, Secretary


Bruce A. Woodward, Member


Larry Teghneyer, Member

ATTEST:


Sue Ann Mitchell
Kosciusko County Auditor

KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION

Courthouse, Old Courtroom

Thursday, August 10, 2006

The Kosciusko County Redevelopment Commission met at 9 AM on Thursday, August 10, 2006 in the Commissioner's Room off the Old Courtroom, Kosciusko County Courthouse. Members present included: Max Courtney, Larry Teghtmeyer, Bill Warren and Bruce Woodward. Lowell Owens was absent due to a prior commitment. Other in attendance included: County Auditor Sue Ann Mitchell, Joy McCarthy-Sessing and County Administrator Ron Robinson.

President Max Courtney called the meeting to order. He called for the approval of the minutes.

MOTION: Bruce Woodward

TO: Approve the minutes with corrections

SECOND: Larry Teghtmeyer

Ayes: 4 Nays: 0

MOTION CARRIED

Courtney called for the Area Plan Report. Woodward reported Owens and he had met with the Area Plan Commission. He presented maps of SR 15 North and SR 15 South. He stated the Area Plan Commission was looking at both the Leesburg and Claypool area. He noted that the Area Plan Commission was looking at adapting existing zoning. He stated one of APC concerns was that there be less curb cuts in SR 15. The State's restriction on curb cuts was questioned. It is unknown what controls they will require. The gravel pit off SR 15 North was discussed. There was some concern about the reclamation of the gravel pit in years down the road. Woodward indicated he and Owens were invited to provide input into the both zoning issues by the Area Plan Commission. He stated the Area Plan Commission was receptive to the Redevelopment Commission's interest.

Listings of Regional Sewer Districts throughout the State of Indiana were provided. Sue Ann Mitchell noted finding the listing on a website located at www.irsda.org/mem%2006b.pdf. She noted there is an organization for Regional Sewer Districts in the State. She stated there were a few county sewer districts including Dearborn, Delaware, Elkhart, Hendricks and Lagrange.

Larry Teghtmeyer presented information concerning a proposed budget for the Redevelopment Commission. He noted it was a simple budget without frills. He felt there was still an educational process to bring county officials up to speed on the need for economic development. He stated he believed the need was there for coordination and leadership to enhance the community. He felt it was important to stay in touch with the existing industrial base and try to provide for the future. He noted the Umbaugh reports reference the top 10 companies in Kosciusko County. He stated that they represent 8% of the counties assessed values. Teghtmeyer expressed appreciation for those industries, but

realized the tax impact if any one would decide to leave the county. Teghtmeyer indicated he would meet with the Council reference the budget and the position.

The proposed budget presented was as follows:

11508	Per Diem Meetings	\$ 1,000
11502	Dues	200
31022	Legal Services	2,000
31023	Contractual	10,000
32003	Mileage/Fuel & Travel	2,000
		\$15,200.00

Teghtmeyer presented a job description as a preliminary draft and encouraged everyone to make suggestions. He requested the information be taken under advisement for action at a later date.

**KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION
JOB DESCRIPTION
FOR
EXECUTIVE DIRECTOR
(DRAFT COPY)**

RESPONSIBILITIES:

- Maintain and grow relationships with existing businesses.
- Maintain, foster and grow working relationships with commission members, appointed and elected local, regional, state and federal officials, developers, private and public agencies, and members of the public in the interest of economic development.
- Develop an understanding of present and future needs for business expansions and coordinate efforts to ensure availability of land to meet those needs.
- Be the contact person to represent county services for businesses planning to expand or locate in the county.
- Attend meetings and maintain a cooperative relationship with KDI in promoting economic development, maintaining their website, and maintaining a data base of available buildings and land. Partner with KDI in their effort to improve the economic well being and quality of life in Kosciusko County.
- Respond to inquiries from and work directly with potential developers to encourage development and redevelopment.
- Bring local teams together when facilitating site visits or local expansions.
- Maintain a good relationship with the Convention and Visitor's Bureau relative to economic development issues.
- Maintain a good relationship with the lake associations in the county.
- With the help of board members, educate country wide officials as to growth areas within the county and the assistance available for economic development.
- Assist Board in staying focused according to strategic plans.
- Write grant applications.
- Develop budget, meeting agendas, and expense reports.
- Schedule and facilitate periodic strategic planning sessions.

August 10, 2006

Redevelopment Commission

- Promote educational forums within the county in regards to economic development.
- Serve as Executive Secretary to the Commission. Maintain commission minutes, records, and all correspondence. Oversee operation of office.
- Maintain a good understanding of the laws, rules, regulations and incentives relative to economic development and the Redevelopment Commission.
- Maintain a good relationship with local media.
- Attend continuing education conferences, when applicable.
- Maintain a good relationship with legal counsel.

KNOWLEDGE AND SKILLS:

- Skills and professional development typically found with a minimum baccalaureate degree, continuing education and work experience.
- Thorough knowledge of community development and redevelopment principles, practices, methods and techniques relative to planning and economic development and have the willingness and ability to apply these as required.
- Knowledge of local government and non-profit organizations as required to complete job responsibilities.
- Specialized knowledge of state and federal regulations as applied to community development and redevelopment.
- Ability to present in a professional and knowledgeable manner.
- Ability to effectively communicate, both orally and in writing.
- Ability to analyze, control, and regulate commission activities.
- Ability to understand GIS system including property maps and ownership data.
- Proficient in Word and Excel with ability to learn other computer systems.
- Ability to work with regional and state agencies relative to economic development.
- Ability to make independent judgment and provide leadership and direction as required in carrying out the initiatives and function of the redevelopment commission.
- Knowledge of and ability to administer state and federal grant programs.
- Have a high level of pride, interest and self motivation in working to improve the economic well-being and quality of life in the Kosciusko County community.
- Ability to legally operate a motor vehicle.
- Willingness to work evenings and weekends as needed.

Courtney indicated it was evident that Mitchell was swamped at this time of year. He noted lots of information was still needed by the Commission. It was mentioned that ad hoc committees could be established by the Commission. After discussion, it was determined that contractual labor would be more appropriate instead of a full time position at this time. By consensus it was determined to include \$10,000 for contractual labor.

August 10, 2006

Redevelopment Commission

Mitchell presented a draft letter for the Commission's consideration to be sent to the various lake associations. Suggestions were made as to additional language to include in the letter. The rough draft read as follows:

The Kosciusko County Redevelopment Commission would like to extend a helping hand to your lake organization. The Commission is willing to facilitate meetings with your group and other lake associations to help address any issues you feel are pertinent. We welcome your input into our Commission. Additional suggestions to be added to the letter were as follows: The Commission is supportive of lake association efforts to improve the lake areas which in turn improves economic development. The Commission stands ready to assist in coordination with all lake associations to help provide an educational forum to sponsor input from DNR, Health Department, etc.

Mitchell will rework the letter and email to Courtney for final approval.

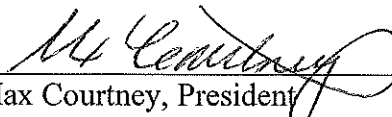
Warren wondered if the Commission was biting off too much. He noted that between he and Teghtmeyer they have contacted three to four lake associations with the primary concern focusing on the sewer district issue. He felt it was important for the Commission to provide a public forum for discussion. It was questioned if the Commission should be making a proposal to the County Commissioners reference a regional sewer district. The comment was made that the county does not have to create a TIF district to have the regional sewer project become a reality. It was noted that sewers can be done with a bond that can be paid through hook on fees, collections, grants and several other revenue sources. It was agreed that it is a big project, but is a worthy project. It was still felt it needs to be county wide. Leadership on the smaller lakes was addressed. It was felt the Commission should take the lead in pulling the lakes together for discussion reference the need for a county wide sewer district. It was noted that the Jones and Henry Study from prior years planned for a phase in of sewer over a period of years.

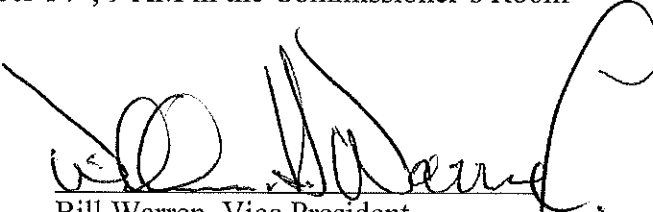
Mitchell reminded the Commission that there would be a meeting tonight for the purpose of signing the final papers for the Dreyfus TIF District. There will be three groups present for the meeting. The Economic Development Commission must meet to adopt the project report, hold a public hearing on the financing, adopt the final action resolution which approves the substantially final form of documents and recommends that the County Council pass the bond ordinance. The Redevelopment Commission will be adopting the resolution pledging TIF to EDC bonds. The County Council will be introducing and adopting the Economic Development Commission bond ordinance and adopting the substantially final forms of trust indenture loan agreement and nay other required documents including continuing disclosure agreement and purchase contract.


Dave Wolkins was scheduled to be on the agenda to discuss eminent domain, however, he was not contacted reference the meeting. Courtney and Mitchell will contact Wolkins for the next meeting scheduled to be held September 14th at 9 AM. It was suggested that Bob Weaver and or Neil Brown, Health Department be contacted for the next meeting to present information concerning the current critical septic issues in the county.

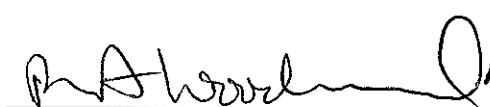
Additional issues discussed include contacting people with the Tippecanoe Water Shed, Soil and Water and DNR reference water sampling and other information each group might be able to provide.

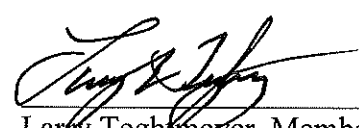
Being no further business to come before the Commission, the meeting was adjourned. Next meeting will be held Thursday, September 14th, 9 AM in the Commissioner's Room off the Old Courtroom.


Max Courtney, President



Bill Warren, Vice President


Lowell Owens, Secretary


Bruce A. Woodward, Member


Larry Teghneyer, Member

ATTEST:


Sue Ann Mitchell
Kosciusko County Auditor

**KOSCIUSKO COUNTY REDEVELOPMENT
COMMISSION**

Courthouse, Old Courtroom

Thursday, August 10, 2006

The Kosciusko County Redevelopment Commission met at 7 PM on Thursday, August 10, 2006 in the Old Courtroom, Kosciusko County Courthouse. Members present included: Lowell Owens, Larry Teghtmeyer and Bill Warren. Bruce Woodward and Max Courtney were absent due to a prior commitment. The meeting was a joint meeting including the Development Commission and the County Council.

The purpose of the meeting was for final approval of the TIF district being established for the Louis Dreyfus Soybean plant located south of Claypool. Vice President Bill Warren called the meeting to order. The Redevelopment Commission was presented a resolution pledging Tax Increment Financing funds to Economic Development Commission bonds.

MOTION: Larry Teghtmeyer TO: Pledge TIF to Economic Development
SECOND: Lowell Owens Commission bonds.

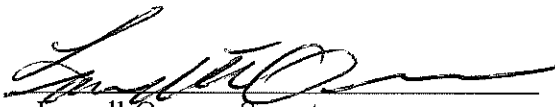
Ayes: 3 Nays: 0

MOTION CARRIED

ABSENT

Max Courtney, President



Bill Warren, Vice President


Lowell Owens, Secretary

ABSENT
Bruce A. Woodward, Member


Larry Teghtmeyer, Member

ATTEST:


Sue Ann Mitchell
Kosciusko County Auditor

KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION

Courthouse, Old Courtroom

Thursday, October 12, 2006

The Kosciusko County Redevelopment Commission met at 6:00 PM on Thursday, October 12, 2006 in the Old Courtroom, Kosciusko County, Courthouse. Members present included: Max Courtney, Larry Teghtmeyer, Bill Warren, and Bruce Woodward. Lowell Owens was not able to attend. Also present for the meeting was County Auditor Sue Ann Mitchell.

President Max Courtney called the meeting to order and the minutes were presented for approval.

Motion: Larry Teghtmeyer

To: Approve minutes as presented.

Second: Bruce Woodward

Ayes: 4 Nays: 0

Unanimous

Courtney introduced Larry Coplen who presented information on the Leesburg Sewage Project. Coplen stated he had gotten involved in the project because of property he owns along the SR 15 corridor. He went on to say other owners of property located along SR 15 also had gotten involved in the hopes to encourage growth along the corridor. Coplen then went into greater detail regarding the project by stating IDEM had mandated Leesburg to install a sewage system or face possible fines. Coplen noted the original plan was to install a 3" forced main system as it was the most economical. As property owners followed the possible project, more questions were raised regarding expansion of the system as well as possible funding options to ease Leesburg's financial obligation. At that point the County got involved in the project and pledged a \$350,000 grant for extending the system along the SR 15 corridor as growth occurs. Coplen went on to say the City of Warsaw was notified they could be facing fines for past practices and was given the option in lieu of the fines they could get involved with the sewage system project and help Leesburg out. The city agreed to help Leesburg at that point.

Coplen also stated the project is proceeding and designs are in place. SR 15 corridor property owners are working with Leesburg in helping to coordinate easements. Coplen also noted the actual project may not be started until late 2007 or early 2008 subject to securing easements and grant monies. Coplen said the plan calls for an 8" forced main line up SR 15 even though at this time that is oversized and costlier. Coplen also noted that an 8" forced main will handle the same capacity as a 12" gravity main.

Bruce Woodward stated it was good to see the property owners along SR 15 taking an active part in the development of the sewage project, not just for themselves but also for possible future development. Woodward went on to say the sewer line from Leesburg to Warsaw opens the possibility for future development of commercial and industrial sites that would not be possible without the sewer. Again, Woodward applauded the property owners for their involvement and the possible cost savings to the residents of Leesburg.

Bill Warren questioned Coplen on who would own the sewer line from Leesburg to Warsaw when completed. Coplen responded that Leesburg would own it from Leesburg to CR 350 N (Warsaw City limits). Warren also asked if the County would be reimbursed for the grant monies they were going to provide.

County Auditor Sue Ann Mitchell stated the attorneys are working on the issue with a possible TIF district being considered in order for the County to recoup their \$350,000 rather than by collecting tap fees.

In conclusion, Larry Coplen stated the intent of the group of private individuals was to try to help make the project more affordable for Leesburg. Coplen also noted at this point he was not sure if they had helped as more players have been brought into the process.

Bruce Woodward gave an update on the SR 15 Corridor. Woodward indicated that he had met with Dan Richard, APC Director to discuss the SR Corridor and it was noted in order to maintain current zoning, the APC could possibly create an overlay district. Woodward stated the APC and BZA would work together to make sure growth along the corridor is compatible. Woodward noted the most likely growth along SR 15 would be industrial, industrial ag and agricultural.

Commission members questioned what an overlay district was and Woodward responded that Center Street was an example of an overlay district. In that case, many residential lots have been turned into commercial. Woodward also said there were requirements that had to be met in order for the residential lots to be used for commercial; such as the structure must maintain a residential look and there should be trees planted on the lot. He also stated that an overlay district creates another layer of planning with better control. Woodward noted that at this time SR 15 North has been the most discussed as SR 15 South is more residential and there is expected development between Claypool and Silver Lake.

Larry Teghtmeyer presented information regarding a program titled "Winning Communities" that is endorsed by the AIC (Association of Indiana Counties). Teghtmeyer stated the great thing about this program is that the organization comes to the community and assists in developing a plan to help the community to succeed whether it be economic growth, cultural, recreational opportunities or revitalization. They then provide follow up so it is not just another study that sets on a shelf.

Teghtmeyer provided handouts with information taken from Ball State University's website regarding building and revitalizing communities. Teghtmeyer listed the 3 steps involved as:

1. Meeting with local citizens to discuss program and organize a "Steering Committee"
2. Steering Committee then set up a series of community meetings to gather ideas and thoughts.
3. A Vision and Action plan developed.

Teghtmeyer noted that if enough organizations are involved, all assignments would be followed through with a finished project accomplished.

Teghtmeyer also noted that Purdue Center of Regional Development is getting involved in regional planning and there is talk that the State is considering assisting counties by region, our region including St. Joseph, Elkhart, and Marshall Counties. Teghtmeyer stated he felt the Redevelopment Commission could get something like this off the ground by bringing a group of leaders together in the hopes that an organization would step forward and want to take charge. Teghtmeyer stated the economics of the county is good, but there is not much motivation to move forward. He stated he felt this was a good time to address the issue.

Joy McCarty-Sessing stated she had been involved in some informal meetings with the Elkhart, St. Joe and Marshall Counties Redevelopment Commissions to look into possible joint efforts. McCarty-Sessing stated these are strictly preliminary plans with no paid staffs. Further discussion pursued and it was noted by Teghtmeyer that the marketing effort would be greater for a regional type project than that of individual counties.

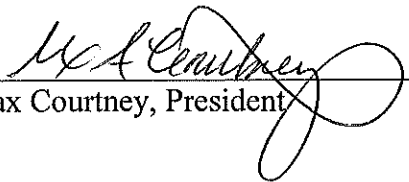
Teghtmeyer concluded if the Redevelopment Commission is interested and feels this is a way to move forward, it might be wise to get all possible organizations together to listen to a presentation on this matter. Those organizations that could be included were the: Chamber, KDI, city and county officials and the CVB. Teghtmeyer also stated this would be a time to look for other revenue sources.

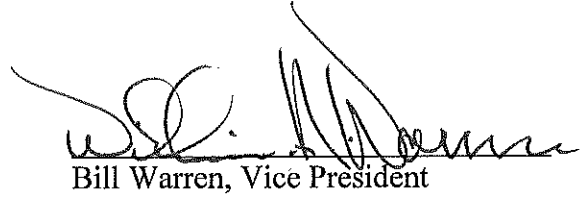
Commission President, Max Courtney suggested that December might be the best time to try to schedule a meeting for all of the parties to meet.

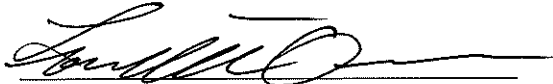
In other matters, Sue Ann Mitchell, County Auditor reported the Louis Dreyfus Corporation had requested an additional TIF percentage due to the increased cost of the deceleration lanes to be constructed at the plant located on SR 15 near Claypool. Mitchell stated the additional paperwork for the TIF district would be presented to the Redevelopment Commission for their approval at the County Council meeting scheduled to being at 7:00 pm.

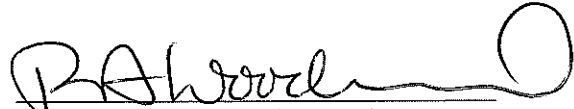
In conclusion, President Courtney stated at the next meeting for the Redevelopment Commission, they need to iron out a plan of action.

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


Max Courtney, President

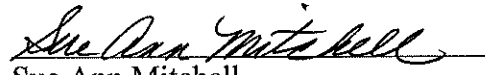

Bill Warren, Vice President


Lowell Owens, Secretary


Bruce A. Woodward, Member


Larry Teghtmeyer, Member

Attest:


Sue Ann Mitchell,
Kosciusko County Auditor

KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION
Courthouse, Old Courtroom
Thursday, October 12, 2006

The Kosciusko County Redevelopment Commission met at 7 PM on Thursday, October 12, 2006 in the Old Courtroom, Kosciusko County, Courthouse. Members present included: Larry Teghtmeyer, Bill Warren, and Lowell Owens. Also present for the meeting was County Auditor Sue Ann Mitchell.

IN THE MATTER OF SPECIAL JOINT MEETING WITH THE ECONOMIC DEVELOPMENT COMMISSION AND THE REDEVELOPMENT COMMISSION IN REGARDS TO LOUIS DREYFUS PROJECT:

The Economic Development Commission, the Redevelopment Commission and the Council conducted a special joint meeting prior to the Council beginning their regularly scheduled meeting. County Attorney Mike Miner turned the meeting over to Attorney Lisa Lee, Bond Council for Ice Miller.

Lee began by thanking everyone for convening in a special meeting to approve the amended resolutions regarding the bond issuance. Lee stated at the August meeting, the Economic Development and the Redevelopment Commissions as well as the Council had approved the parameters for the bond issuance. Lee also stated that it was noted at that time if those parameters exceeded what was approved, it would be necessary to hold another joint meeting to allow an increase in the bond issuance amount. Lee went on to say the original issuance was \$5,700,000.00 but due to the increased cost of the acceleration/deceleration lanes that need to be constructed, the bond issuance needed to be increased to \$5,975,000.00. Lee noted the increased bond issuance would protect the county from having to pay any shortfall associated with the construction of the accel/decal lanes. Lee stated of the additional \$275,000.00 approximately \$200,000.00 would be used for the lanes and the remaining \$75,000.00 would be used for professional fees. Lee also stated that any money left in the construction account would be used to pay down the bonds.

Lee first addressed the Economic Development Commission and presented an amended resolution for their approval. Lee noted the amended resolution would reflect the change from \$5,700,000.00 to \$5,975,000.00. She also stated the amended resolution would allow for changes to the trust indenture, the loan agreement and the purchase agreement. Lee went on to say the only change to the purchase agreement was the issuance amount. The definition of TIF would be finalized in the trust indenture and loan agreement to reflect the increased bond issuance and now be finalized at 87.4%.

MOTION:	Harold Jones	TO: Approve amended resolution as
SECOND:	Michelle Boxell	presented.

AYES:	3	NAYES:	0
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MOTION CARRIED

Resolution No. 06-08-10-Dreyfus 1

Recorded August 29, 2006 in the Office of the Kosciusko County Recorder
Record No. 200600011885

Lee then presented the Council with an amended resolution to reflect the change in the bond issuance amount. Lee noted this resolution also approves the trust indenture, the loan and bond purchase agreement.

MOTION: Tom Anglin TO: Approve amended resolution as
SECOND: John Kinsey presented.
AYES: 6 NAYES: 0
MOTION CARRIED

Resolution of Kosciusko County Economic Development Commission
Recorded August 29, 2006 in the Office of the Kosciusko County Recorder
Record No. 200600011884

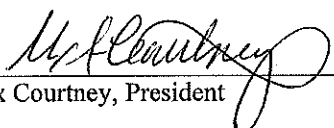
In conclusion, Lee addressed the Redevelopment Commission noting the resolution previously approved by the Commission specifies the TIF percentage allowed. The amended resolution reflects the increased percentage allowed (87.4%).

MOTION: Bill Warren TO: Approve amended resolution as
SECOND: Larry Tegtmeyer presented.
AYES: 4 NAYES: 0
MOTION CARRIED

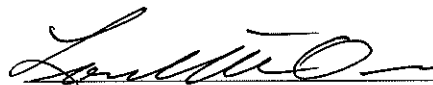
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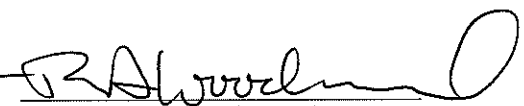
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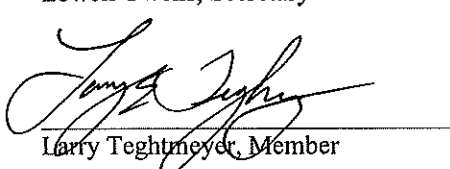
Being no further business to come before the Commission, the meeting was adjourned.


Max Courtney, President

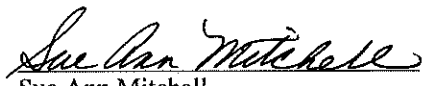

Bill Warren, Vice President


Lowell Owens, Secretary


Bruce A. Woodward, Member


Larry Tegtmeyer, Member

Attest:


Sue Ann Mitchell,
Kosciusko County Auditor