

KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION
Courthouse, Old Courtroom
Thursday, January 11, 2007

The Kosciusko County Redevelopment Commission met at 9:00 AM on Thursday, January 11, 2007 in the Old Courtroom, Kosciusko County, Courthouse. Members present included: Max Courtney, Larry Teghtmeyer, Bill Warren, and Bruce Woodward and Lowell Owens. Also present for the meeting was County Auditor Sue Ann Mitchell.

President Max Courtney called the meeting to order and members of the Redevelopment Commission were sworn in for 2007 by County Auditor Sue Ann Mitchell.

In the Matter of Election of Officer for 2007:

The Redevelopment Commission held elections for the 2007 year with officers remaining the same as they were in 2006. Elected President was Max Courtney, Vice President; Bill Warren, Secretary; Lowell Owens and Treasurer; Bruce Woodward.

Motion:	Lowell Owens	To: Leave officers the same for 2007 as
Second:	Bruce Woodward	they were in 2006.
Ayes:	5	Nays: 0
Unanimous		

Minutes from the October 12, 2006 meeting were presented for approval.

Motion:	Larry Teghtmeyer	To: Approve minutes as presented.
Second:	Lowell Owens	
Ayes:	5	Nays: 0
Unanimous		

In the Matter of Old Business:

County Commissioner Ron Truex, County Attorney Mike Miner and Warsaw Mayor Ernie Wiggins met with the Redevelopment Commission to discuss a possible TIF district for SR 15 N to include the sewer project at Leesburg. Commissioner Truex stated in order for the county to recoup their investment on the Leesburg Sewer project in a timely manner, there was a need to look into establishing a TIF district between the city of Warsaw and Leesburg. Truex also stated that due to the time restraints Leesburg is facing in completing their sewer project it is imperative to get the wheels rolling for a TIF district. Truex noted the TIF area run from Levi Lee Road to Leesburg with a ½ mile on each side of SR 15 to be included.

County Attorney Miner questioned if those parameters were feasible. County Auditor Sue Ann Mitchell responded that if the boundaries were based on roads it would need to be extended to 150 W. It was discussed that a boundary of 150W would be a considerable distance from SR 15 for a sewer hook on. It was discussed that an imaginary line could be run that could be drawn so no property owners would have a portion of their parcel in TIF and a portion out of the TIF district.

Further discussion ensued regarding Leesburg town boundary lines and possible properties that would be included in the TIF area with Commissioner Truex recommending existing tracts be used to make TIF area as clean as possible. He also recommended discretion be used on properties located at the edge of Leesburg's city limits.

Motion: Lowell Owens

Second: Bill Warren

Ayes: 5 Nays: 0

Unanimous

To: Grant permission for County Auditor to begin preliminary alignment of properties to be included in TIF area using a ½ mile guideline along SR 15.

It was noted that the Redevelopment Commission only makes a recommendation to the Commissioners that a TIF district be established. Tap fees were then discussed and Mayor Wiggins noted Leesburg will collect tap fees. Those fees will be included in a monthly sewage bill.

Further discussion ensued regarding the TIF district and the monies that would be generated. Auditor Sue Ann Mitchell stated the TIF district should be in place by March 1, 2008 so the County will be able to capture any improvements as of March 1, 2007.

President Courtney questioned what the life of the sewer line would be with the natural growth expected. Mayor Wiggins stated the city (Warsaw) has reserved 100,000 gallons a day for Leesburg and it is anticipated they will only use 79,000 leaving 21,000 gallons available. Wiggins noted that if growth exceeds those numbers, the City would need to be contacted and those costs would be passed on to the contractor/builder of the new growth. Wiggins also noted the City has a two million gallon capacity at their present facilities.

In other old business matters, Bruce Woodward noted the Area Plan Commission is working on an overlay (zoning) district between Leesburg and Warsaw. Currently there is mixed use of Industrial and Commercial properties along SR 15. Max Courtney stated it would be nice to see the overlay district happen at the same time the TIF district is formed. Further discussion took place regarding traffic pattern studies for the overlay district with County Attorney Mike Miner stating this is the time to also look at the anticipated volume of traffic utilizing the Western Route and the possibility of acquiring additional land for the four lane use.

Commissioner Ron Truex stated the Western Route is moving along very slowly and due to new representation from RR Donnellys there will likely be changes made to the location of the route. New information suggests the road would be located along the east side of Donnellys and would come out at the Fox Farm Road.

Discussion then turned to the inter-urban railroad track and who the property belongs to. Auditor Sue Ann Mitchell noted there have been lawsuits regarding the property and the court ordered the abandoned railroad property be turned over to the property owners abutting the railroad.

In the Matter of New Business:

President Courtney called for a motion to establish meeting dates for 2007. Member Bruce Woodward suggested meetings continue to be held on the 2nd Thursday of each month as in the past.

Motion: Bruce Woodward

TO: Hold Redevelopment Commission meetings on the 2nd Thursday of each month.

Second: Lowell Owens

Ayes: 5 Nays 0

Unanimous

Courtney then moved on the matter of what goals the Redevelopment Commission would like to accomplish in 2007.

- Bruce Woodward – would like to get moving on the 1600 acre tract that the City/County started developing in the 1980's. Woodward noted the city has provided the sewer and there is more Commercial/Industrial ground available. He also stated the county needs to look at drawing in other large industry in order to diversify. He would like to see a master plan for the development of that particular area. Woodward also felt the County Council and Commissioners should work on developing a transportation task force to study future possibilities. Mayor Wiggins concurred the County should always be looking to the future.
- Lowell Owens – need to look at 30W Corridor. Owens stated he felt it was time to see about getting the 1600 acres into a TIF district and putting a master plan for development in place. Commissioner Truex agreed stating the County has been lucky in having industry locate here. Truex noted the County is now in a position to develop an industrial area, have everything in place and work on drawing new industry in, rather than accommodating them once they are located here. Owens then questioned Truex if a reasonable goal for this year would be to get through the SR 15 Corridor project and then proceed with the 30 W Corridor and Truex responded if the SR 15 Corridor project can be completed it will be a great year and a giant leap. Warren then questioned what the next step would be on the 30 W Corridor. Bruce Woodward noted a land use plan is already in place and it is the Redevelopment Commission's job to bring it all together.
- Bill Warren – questioned where the overlay district (zoning) was going and how soon will some decisions be reached? Bruce Woodward stated he and Lowell Owens have been attending the Area Plan Commission meetings and there is an initial plan in place. Commissioner Truex stated the Commissioners had exercised extreme caution when rezoning issues surface along SR 15 in order to eliminate spot zoning. Truex also stated he felt that a master zoning plan is possible in the near future from the APC. Truex added that the goal would be to have commercial and industrial properties located along SR 15 with residential areas located behind those. Courtney questioned if SR 15 S could not also be zoned at the same time SR 15 N was with Truex responding it is wise to set

realistic goals and this zoning project is a huge task and once SR 15 N is completed the rest should be easier. Bruce Woodward stated SR 15 S will not be developed until the Western Route is established or there is an infrastructure in place. It was noted that the County has been accommodating to industry locating here and the County needs to take a proactive not reactive position in attracting businesses to locate here.

In Review of Key Topics of 2006:

Max Courtney reviewed a few of the topics discussed by the Redevelopment Commission in 2006:

- County Wide Sewer Map – Encouraged Area Plan to put together a layout of sewer locations and capacities in one location for easy accessibility.
- Form a Joint Task Force for County and City planning – possibly meeting quarterly or every 6 months with other groups or community leaders.
- Community Plan / Winning Cities

Larry Teghtmeyer noted the local economic development effort has been less coordinated and less publicized than regional economic development. Teghtmeyer went on to say that Kosciusko County has been placed in a regional area with Elkhart, Marshall and St. Joseph Counties as far as development. He also questioned if it would be wise to meet with Whitley and Steuben Counties and get their thoughts on the value of belonging to a regional development area. Teghtmeyer suggested it would be a good exercise for community leaders to come together to evaluate county assets and needs and to develop a plan to move forward.

Commissioner Truex commented that he thinks the efforts of all government groups have been stepped up in the past two years and they are working and communicating better than ever. Bill Warren agreed saying the county is in good shape and is growing at a good clip in comparison to other counties. Truex went on to say there are other counties that would like to be like Kosciusko County and it isn't always necessary to be chasing other counties and their ideas. Further discussion ensued regarding marketing and representation with Truex commenting that the county must have the "products ready to sell before hiring a salesman."

Larry Teghtmeyer questioned if the county is making appropriate contact with local businesses in reference to their needs. It was mentioned that KDI is taking care of that. Teghtmeyer stated it was important to make sure efforts are being done along those lines to assure existing businesses that there is help available in the county if they have needs.

Ron Truex referenced the Home Town Matters meetings that he had attended stating it was interesting to see the problems other towns/communities are facing and realizing how much better off Kosciusko County is than many counties. Truex noted it is helpful to attend other counties Redevelopment and Development meetings to see what else is going on around the state.

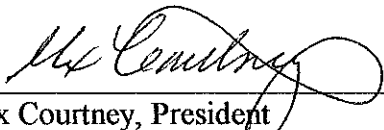
Sue Ann Mitchell stated the county recently agreed to join MACOG (Michiana Area Council of Governments). Mitchell stated MACOG is a four county group that works on various state grants and funding options. The counties comprising MACOG include Elkhart, Marshall, St. Joseph as well as Kosciusko County. Mitchell noted membership in MACOG comes with a price tag but the Council and Commissioners feel membership may provide an edge in regards to state funding and that knowing how to play the game may be the step necessary in helping to secure funding for the Western Route.


Bruce Woodward stated the major concentration seems to be around Warsaw and it is important to look at and consider the other areas in the county such as Etna Green, Nappanee and Pierceton.


The members of the Redevelopment Commission discussed the possibility of asking other town officials to attend the Redevelopment meetings and share what is going on in their communities. It was also suggested that monthly meetings be held at various town halls in order for local community leaders to "show off" their community.

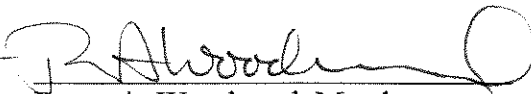
In conclusion, Ron Truex stated he was pleased with the establishment of the Redevelopment Commission and glad to see the members have enjoyed being involved and willing to stay with it. Truex commented it would be impossible for a new group of members to come in have to learn what this group learned and accomplished in a year. He thanked the members for their work and continued efforts.

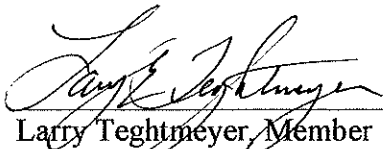
Being no further business to come before the Redevelopment Commission the meeting was adjourned.


Max Courtney, President

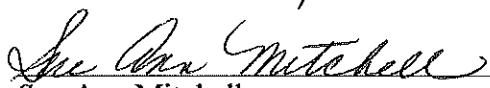

Bill Warren, Vice President


Lowell Owens, Secretary


Bruce A. Woodward, Member


Larry Tegtmeyer, Member

Attest:


Sue Ann Mitchell,
Kosciusko County Auditor

KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION
Courthouse, Old Courtroom
Thursday, February 8, 2007

The Kosciusko County Redevelopment Commission met at 9:00 AM on Thursday, February 8, 2007 in the Old Courtroom, Kosciusko County Courthouse. Members present included: Max Courtney, Larry Teghtmeyer, Bill Warren, and Bruce Woodward and Lowell Owens. Also present for the meeting was County Auditor Sue Ann Mitchell.

President Max Courtney called the meeting to order. Minutes from the January 11, 2007 meeting were presented for approval.

Motion: Lowell Owens

To: Approve minutes as presented.

Second: Bill Warren

Ayes: 5 Nays: 0

Unanimous

In the Matter of Old Business:

Dave Doctor, representing the Lakeland Sewer District gave the Redevelopment Commission an update on the sewer district. Doctor stated the next step in the process was to submit a petition to IDEM. Doctor stated in July of 2006, the County Commissioners and County Council approved the formation of a regional sewer district and this petition was the next step in gaining approval for the district by IDEM. Doctor pointed out the regional sewer district would not be established until IDEM held public hearings and reviewed all facts and then determined a regional sewer district was justifiable. Doctor also stated that supporting documentation such as a detailed map of the proposed sewer district as well as a written description of the boundaries, a list of the freeholders and the contact person would be available at all proper entities.

Doctor asked the Redevelopment Commission to consider other areas that should or could be included in the district. He went on to say that currently the district is focused on the Barbee Chain, but because this would be a regional sewer district, it could be added on to at any time. Doctor shared that the Board of Trustees for the sewer district would include two Commissioner's appointments, two Council appointments, the Tippecanoe Township Trustee, one appointee by the Commissioners based on the Board of Health recommendation and an appointee from the Town of North Webster.

Max Courtney stated after the Redevelopment Commission met with Bob Weaver, it was their understanding that the Board of Health does not feel there is a sense of urgency to see a sewer district in place. Courtney noted that even though this is a very exciting and worthwhile project, the Redevelopment Commission is focusing more on economic issues.

Larry Teghtmeyer noted the Board of Health does not feel the lakes are being polluted by sewage but pollutants in the lakes are increasing due to the continued growth around the lake areas.

Discussion continued regarding the capacity of the sewage district and expected growth, with the Redevelopment Commission noting they have not looked seriously at the area in question.

In Other Business Matters:

County Auditor Sue Ann Mitchell presented a map for the Commission to review outlining the proposed layout for the SR 15 North TIF district.

Sue Ann Mitchell outlined the proposed TIF area. She noted that after talking with the Area Plan Commission reference their Overlay District and consideration for the possible ways the ground could be developed, the proposed TIF District would be as follows:

Beginning at the intersection of SR 15 and CR 400 N; West to 150 W; North to 600 North ; East to 100 West; North to 675 North; East to the Leesburg Cemetery Property; South to the North edge of the adjoining Cemetery property; West to the West edge of the adjoining Cemetery property; south to the South edge of the Cemetery property; East to SR 15; North to the Leesburg Town Limits also known as School Street; East to Old SR 15; South to Levi Lee Road; West on Levi Lee Road to SR 15; South on SR 15 to 400 N and the point of beginning.

Mitchell will have the Surveyor write a true legal with the detailed language identifying the area. Mitchell noted that designating the TIF District to follow an imaginary line North from the Northerly extension of Prairie Street could mean that a building could be built and divided half in and half out of the TIF District. By following the roadway, that eliminates that possibility.

Bruce Woodward commented he was interested to hear how the Overlay District fit with the TIF district as the discussion turned back to the sewer project.

Dan Richards, Area Plan Director stated commercial and industrial growth go hand and hand and not knowing what may locate in any given area it is important to protect the transportation corridor available. Richard went on to say there is a Technical Review Committee in place that could coordinate some of the proposed ideas for the direction the Overlay District. Richard noted that a possible overlay district would compel development to follow an outline.

Bruce Woodward noted that commercial and industrial growth is being invited to locate in this area and questioned if too much agricultural land would be lost to industry. Dan Richard stated that past timelines show that economics/dynamics take care of the issues regarding land use. Max Courtney stated he struggles with the idea of restricting land use for specific types of development as there are “true sacred” areas that are best suited for crop production.

Lowell Owens questioned what steps were necessary to see the overlay district become a reality. Dan Richard responded that public hearings would need to be held and

recommendations would be based on the facts gathered at those public hearings. Owens then asked what kind of time frame would that involve and would it be possible to have something in place by the end of the year. Richard responded that it was indeed possible to have this accomplished by the end of the year.

Max Courtney noted it is an exciting time to see what will happen here in the near future due to the vast amount of knowledge available because of the many individuals involved on each committee/commission.

Further discussion ensued regarding the proposed TIF district. Bill Warren questioned if the creation of a TIF district would cause a problem in the future as far as development that might make the same request as Dreyfus. He questioned whether that would cause a funding shortage in operating monies. It was noted that a TIF district is limited to a specific time but can be extended depending on the circumstances. It was also noted that districts must have a reason and can not be established without a purpose. Mitchell was instructed to check on the issue and report back with information reference expansion of a TIF District.

Sue Ann Mitchell noted that if a large area is included in a TIF district that includes industry as well as residential; the monies collected must be divided so that the industrial monies go back to the proper entity to pay on their bond. After further discussion, Mitchell stated she would contact Ice Miller to obtain additional information regarding the possible effects the TIF district might create.

Motion:	Lowell Owens	TO: Propose the outlined area be
Second:	Larry Teghtmeyer	designated as a TIF district to the
Ayes:	5	Nays 0
Commissioners subject to information		
Unanimous		obtained from ICE Miller.

In the Matter of Goals for 2007:

Max Courtney called for a review of the goals the Redevelopment Commission would like to accomplish in 2007. Those goals included:

- TIF District for 15 N
 - Creation of a district
 - Encouragement of an overlay
- 30 West Corridor
- 1600 Acre Plan / sewer
- Joint Economic Task Force
- Western Corridor
- Transportation Task Force
 - Reports from MACOG

The Commission also discussed the possibility of holding meetings at various locations throughout the county. Larry Teghtmeyer stated he would like to see a meeting held at Syracuse as a new town manager has been hired. Teghtmeyer outlined some of the problems Syracuse is facing and suggested a meeting date for May be established. Teghtmeyer will work on setting up a meeting date. It was also noted that Sue Ann Mitchell will try to work out a date and time for the Redevelopment Commission to meet with the Pierceton Town Board in March.

In Other Business:

Sue Ann Mitchell presented information she had obtained from the 2006 Annual County Commissioners Conference to the Commission in regards to creating a regional sewer district.

Mitchell also reported that the Maple Leaf TIF Bond has been paid off with monies from the Rainy Day Fund. As money is collected from the TIF district it will be put back into the Rainy Day Fund until the full amount has been collected which is an estimated 4 to 5 years.

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

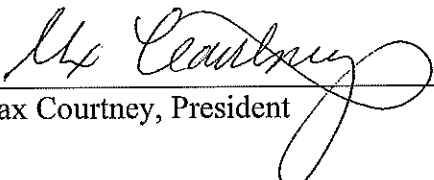
Motion: Larry Teghtmeyer

TO: Adjourn meeting.

Second: Bill Warren

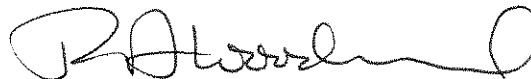
Ayes: 5 Nays: 0

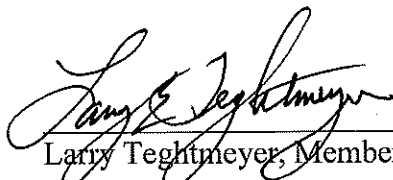
Unanimous


Max Courtney, President

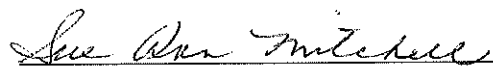
ABSENT
Bill Warren, Vice President

ABSENT
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, March 8, 2007

The Kosciusko County Redevelopment Commission met at 9:00 AM on Thursday, March 8, 2007 in the Old Courtroom, Kosciusko County, and Courthouse. Members present included: Max Courtney, Lowell Owens, Larry Teghtmeyer, and Bruce Woodward. Bill Warren and Lowell Owens were absent. Also present for the meeting was County Auditor Sue Ann Mitchell, Auditor-Elect, Marsha McSherry; Joy McCarthy Sessing and Teresa Smith

President Max Courtney called the meeting to order. Minutes from the February 8, 2007 meeting were presented for approval.

Motion: Bruce Woodward

To: Approve minutes as presented.

Second: Larry Teghtmeyer

Ayes: 3 Nays: 0

Unanimous

In the Matter of Old Business:

Woodward presented information reference the overlay task force meeting held on February 14th. He reported that the group had a general discussion of the need for an overlay area including the pros and cons. They discussed expanding the overlay to include the proposed TIF district area. Woodward indicated he would attend the next meeting. It was felt there was a need for speed in approving to limit highway cuts both on SR 15 N and SR 15 S. Teghtmeyer indicated he felt it would be useful to see coordinated growth instead of pieces and parts that would cause future traffic issues.

Area Plan is looking at the overlay as an extra layer of supervision not a rezoning of the land. The overlay would be a pre planned program to address zoning change requests. The expected time frame for the adoption of the overlay is by the end of 2007. They are also addressing several issues including, but not limited to driveway cuts, ingress and egress, set backs landscaping, aesthetics and environmental issues.

A legal description was provided for the proposed TIF district. It was a bench mark starting point. The description has been given to the Kosciusko County Surveyor's Office to verify the accuracy of the description. It was estimated the proposed TIF district would have approximately 2400 Acres. It was determined the map was reasonable by consensus. No vote was taken.

It was reported that the western route is progressing slowly. Woodward indicated the 1958 city plan for Warsaw included a similar plan. It was noted this was before all the development in the area.

President Courtney reported on an ad hoc committee of the Chamber that was formed at his request to research an events center for the community. The committee is reviewing projects in other communities to see if it could become a project for the CVB, Inc, Redevelopment Commission and the Chamber of Commerce to share.

Certified Technology Parks were discussed. There was discussion to ask state government reference the establishment of a technology park which would provide positive growth for the community. It was noted that you don't know unless you ask. Teghtmeyer inquired about the need for wireless connectivity in the community. There appears to be a need for this in the community, but it was felt that private companies would provide the service.

Information was presented to the board reference lakes area septic systems as provided by the Chapman Lakes Property Owners from their publication "Making Waves."

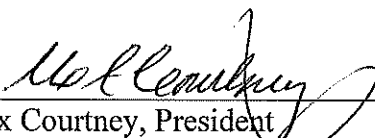
In the Matter of New Business:


Teghtmeyer indicated he thought it was time to schedule a meeting with the new Syracuse Town Manager to discuss their newly adopted plan and to offer any assistance that might be needed. It was felt the information might be a useful tool for the Redevelopment District.


Property taxes were discussed. Changing of the property tax system including allowing local governments to charge a sales tax or increase the income tax rate was discussed. It was felt by the group that the reliability of sales tax could be very unstable given the rise and fall of the economy. A tax based on the value of the property is a more stable tax but hits taxpayers two times a year while income tax is deducted on a weekly or bi weekly basis and does not receive a great deal of dissatisfaction on the part of taxpayers.


A newspaper article reference InMotion, a non profit organization working in Memphis Tennessee, noted that within ten to twenty years they expected to take over the status of "Orthopedic industry global leader."


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


Max Courtney, President

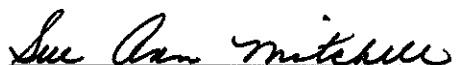

Bill Warren, Vice President


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, April 12, 2007

The Kosciusko County Redevelopment Commission met at 9:00 AM on Thursday, March 8, 2007 in the Old Courtroom, Kosciusko County, and Courthouse. Members present included: Max Courtney, Lowell Owens, Larry Teghtmeyer, Bill Warren and Bruce Woodward. Also present for the meeting was County Auditor Sue Ann Mitchell, Auditor-Elect, Marsha McSherry; Joy McCarthy Sessing, Martha Stoelting and Teresa Smith.

President Max Courtney called the meeting to order. Minutes from the March 8, 2007 meeting were presented for approval.

Motion: Bruce Woodward

To: Approve minutes as presented.

Second: Bill Warren

Ayes: 5 Nays: 0

Unanimous

In the Matter of Old Business:

Sue Ann Mitchell, County Auditor reported she contacted Buddy Downs, attorney with Ice Miller reference questions concerning the creation of the TIF district. Downs advised that the Redevelopment Commission first approves the area then it is sent to the APC for their approval. The APC can make recommendations and return to the Commission for their consideration. Next the area description is provided to the County Commissioners for their approval. The Commissioners can make recommendations and return to the Commission for their consideration. Once the area is preliminarily agreed to by all parties, the hearing is held reference the official adoption of the TIF district.

This process would be the same as what was done for the Louis Dreyfus TIF district including the meetings with the Council, Commissioners, Development Commission and the Redevelopment Commission. The procedure can start when all bodies have come to an agreement on the area. There is no point in starting until all can agree. Downs indicated the Redevelopment Commission identifies the TIF area without Leesburg then they are out of the picture. If the TIF district area created includes Leesburg, then any tax dollars realized from growth will go to the TIF and can be shared with Leesburg.

It was noted that at the Commissioners meeting a tentative agreement was made with the Commissioners and the attorney representing Vern Landis that after the \$350,000 is received for the sewer pipe enlargement, the next \$450,000 would be given to the Town of Leesburg for their sewer project. When asked if Leesburg was interested in joining in the TIF district, Landis replied he could not speak for the Town of Leesburg. Max noted that he believed it was the responsibility of the Redevelopment Commission to act for the benefit of the whole county. Mitchell stated she believed the Commissioners were not really clear on what they agreed to at the time. She reiterated that the distribution of TIF proceeds is the responsibility of the Redevelopment Commission.

Max stated he did not believe the TIF district could give funds to Leesburg if they were not included in the TIF district. Mitchell noted that if Leesburg was not in the TIF

district, it would be a stretch to make distribution to Leesburg for their sewer project since the requirement is that it must be in/for/about the area designated.

Woodward noted the Leesburg town limits are established and are fully developed with the exception of the school playground and a portion of the cemetery. TIF would receive little benefit from including Leesburg. He noted the only value would be possibly keeping Leesburg a viable community.

Bill Warren stated it seemed like all were in agreement that the creation of the TIF was for Kosciusko County. Including Leesburg in sharing the funds would require they be included in the collections. It was noted there was no response from Leesburg reference their participation.

Woodward reported on the zoning overlay district. He noted the area covers one half mile either side of SR 15 from the North county line to the South county line. He noted that creating another layer of review by the APC should do the following:

1. Make for more orderly growth of the area.
2. Address safety issues by limiting access to SR 15
3. Address safety issues by using existing right of ways.
4. Improve traffic flow.
5. Improve the compatibility of development.

He further noted that the overlay does not preclude residential development. The technical committee is working on finalizing language. The plan will then be open for public hearing where question and comments will be taken from the public. Following the public hearing, the document would be presented to the Commissioners for approval.

Courtney asked if it would be better for the public or would it be another obstacle to achieve change for property zoning. Woodward indicated it was his opinion that the current APC ordinance slows down the APC and the county in the process of development through variances and special exceptions.

Owens questioned the overlay area being narrower than the TIF District. Woodward indicated that adjustments would be made to follow the TIF district.

Woodward stated the definition of the TIF district should be established as drawn on "Exhibit A" with the following boundaries:

Beginning at the intersection of SR 15 and CR 400 N; West to 150 W; North to 600 North; East to 100 West; North to 675 North; East to the Leesburg Cemetery Property; South to the North edge of the adjoining Cemetery property; West to the West edge of the adjoining Cemetery property; South to the South edge of the Cemetery property; East to SR 15; North to the Leesburg Town Limits also known as School Street; East to Old SR 15; South to Levi Lee Road; West on Levi Lee Road to SR 15; South on SR 15 to 400 N and the point of beginning.

Motion: Bruce Woodward TO: Define the TIF district as shown in "Exhibit A" and
Second: Lowell Owens as written above.

Ayes: 5 Nays: 0

Teghtmeyer asked if the new Syracuse Town Manager has participated in the overlay project with the County. Woodward noted the City of Warsaw, Claypool, Silver Lake and Leesburg had attended but that Syracuse had not. Teghtmeyer inquired about setting a meeting with the Syracuse Town Manager, their Redevelopment Commission and the Town Council reference the county being available and willing to work with Syracuse. Teghtmeyer noted that in the Syracuse Comprehensive plan language was included to work with the County. He felt it would be an opportunity to cooperate and learn from others. Bill Warren stated he had not seen any indication that any of the outlying communities had any interest in meeting with the Redevelopment Commission. At that time, the Mail Journal Reporter, Martha Stoelting, noted that her husband is on the Syracuse Town Council and that she knew they would be interested in meeting.

Teghtmeyer believed it would be good to take the SR 15 overlay plan as a point of discussion. Woodward indicated Matt Sandy should be included in the meeting if that was to happen. Courtney indicated that it might have to be a night meeting to accommodate the other entities. Teghtmeyer indicated the Syracuse Comprehensive Plan should be reviewed before meeting with Syracuse. Copies of the plan will be distributed to all Redevelopment Commission members.

NEW BUSINESS:

Courtney reported on an effort to review the possibility of a meeting facility for the cities and county. He noted perhaps a TIF district could be created to fund the project. Representatives from the Chamber of Commerce and Kosciusko County Convention and Visitors Bureau, Inc as well as himself were the investigating body. Courtney reported they visited a building in Plainfield with a construction cost of \$21M that was operated by the parks department. The facility included meeting rooms, a water park, three basketball courts. They also toured a facility with 40,000 SF which included a lobby, kitchen and meeting rooms. The facility was on 5 acres. Courtney indicted that type of development might be difficult for a private investor and may require additional funding sources. The group has one more facility to tour. Courtney will report back with further information as it is available.

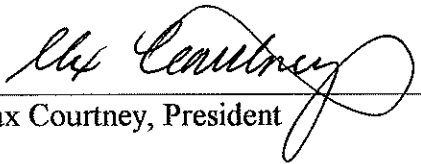
Courtney reminded the group of the Memphis, Tennessee challenge that they would become the "Orthopedic Capital" overtaking Warsaw's title. Owens indicated he liked a challenge and did not want to lose the title. He noted that if we do nothing, it can happen. He indicated he felt the group should contact the orthopedic companies and hear their suggestions reference further development of the orthopedic industry in Kosciukso County. Courtney indicated he thought it would be worthwhile to contact Governor Daniels for dialog on the creation of an innovation center in Warsaw. Teghtmeyer noted that about six years ago there was a Battelle Study. Teghtmeyer asked if that was believed to be a valid study. He remembered that there were lots of issues identified about the advancement of Kosciusko County and what was lacking. He noted the culture and activities are not equal to larger cities. The development of fiber and wireless technology was also discussed as being lacking in the area. The report also stated complacency was a hindrance to maintaining the county status. Owens indicated we have now had about six more years of complacency since no action has been take on any of the issues identified. Teghtmeyer requested the study be distributed to the Commission

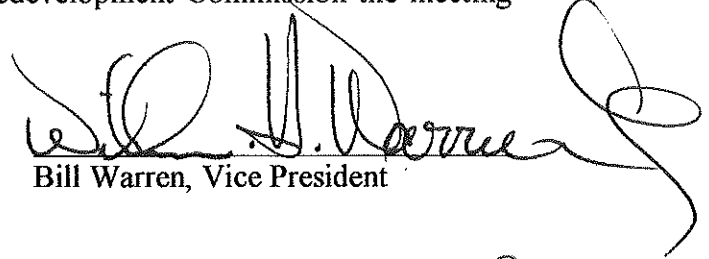
Courtney requested Teghtmeyer and Owens work on developing a plan and some guidance and direction on how address issues in the plan.

Mitchell indicated Grace College received a grant to study the quality of water within the county. The comprehensive study of the issues involved will be available to any group interested. The estimate was that the study would be done sometime in 2008.

The next meeting will be held June 14th at 9 AM in the Old Courtroom.

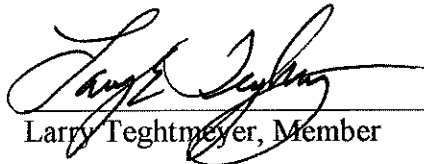
Being no further business to come before the Redevelopment Commission the meeting was adjourned.


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, June 14, 2007**

The Kosciusko County Redevelopment Commission met Thursday, June 14, 2007 in the Old Courtroom, Kosciusko County Courthouse. Members present included: Max Courtney, Lowell Owens, Bill Warren Larry Tegtmeyer and Bruce Woodward.

President Max Courtney called the meeting to order. Courtney asked Bruce Woodward to share with the Commission information in the Ft. Wayne Journal Gazette reference the Ft. Wayne Redevelopment Commission. Woodward related that they had purchased ground for a downtown ball park without approval of their County Council because they believed they did not have to have Council approval. The law does not require Council approval, but Woodward indicated he hoped the Kosciusko County board would never enter into any agreement without the public being aware of the actions being taken. Owens asked if they really overpaid for the purchase or was it just publicity. There was a question as to the price paid for the purchase since it far exceeded the assessed value which currently is to be market value. Woodward noted they paid \$2.2M for a property that was assessed at \$261,000. They have used \$5.2M to buy property for a \$60M downtown project. It was discussed that Lansing Michigan had purchased ground downtown for a ball park in a similar situation. Warren indicated the lay out was very good. Oldsmobile Park was created in a depressed area.

Courtney asked for an update on the County Zoning Overlays for SR 15 N & S. Woodward stated there had been no further action since the last Redevelopment Commission meeting. The Area Plan Commission must hold public hearings following the review of the Kosciusko County Commissioners. Owens asked how quickly the process might be completed. Woodward indicated the APC considered this a priority and that it was moving as quickly as government can. Woodward related that the details are what need to be finalized.

Mayor Ernie Wiggins attended the meeting to discuss the TIF district description for SR 15 N. Wiggins indicated the gravity sewer was to run to 400N with Leesburg paying for 2600 feet. Wiggins thought the extension of the 2600 feet will now be paid for by the City of Warsaw. Kosciusko County will pay for the increase in the size of the pipe on to Leesburg. Wiggins asked that the TIF district be designated further North since the City of Warsaw is paying for a portion of the development. The City of Warsaw was ordered by IDEM to extend the sewer how ever far \$360,000 would take it plus a pump station. The capacity fee will be adjusted for the additional amount that Warsaw will be paying. Wiggins believed at some time they will be annexing some of the area included in the TIF district.

Wiggins related the time table for the project is that engineering is underway now. Bids will be let next spring. He indicated the annexation could be 5-10 years down the road. Legislation could affect the issue also. Wiggins indicated there could be taxation in lieu of annexation. He explained hostile vs voluntary annexations. Warsaw has no history of doing involuntary annexations. Courtney explained that future improvements to 150 W are expected to be a part of the TIF district program at some point in time. Warren inquired about recapture costs in capacity. Wiggins related that originally Leesburg wanted tap fees. He related that Leesburg would not receive any tap fees until Warsaw had recaptured their expenses. Warren questioned how creating the TIF district would affect the recapture. Wiggins was concerned about who would receive the increment. It was noted that the Redevelopment Commission would receive the money generated. Woodward noted that the County and the Redevelopment would like to recapture the money for the County's investment in the upsizing of the line. Wiggins pointed out that the County is not paying for all of that since the City of Warsaw will be paying for an additional 2,600 feet.

Woodward indicated the main reason for creating the TIF district is to recoup funds the County will be supplying for the increased capacity of the sewer lines. The 150 W road issue was included because of the location in relation to US 30 and the high volume of traffic on SR 15 N. The City of Warsaw development has increased loads on county highways with no funding for road improvement. Warren indicated that leaving a gap could later create an issue if 150 W was to be improved.

Wiggins inquired about the time line of the TIF district. It was noted that the TIF district would be established for 10 years. Courtney noted that TIF districts can be for a maximum of 20 years. Money in the TIF district after the repayment of the funds for the increased capacity for the sewer system could be used for other issues such as 150 W. Wiggins asked what would happen if the City of Warsaw annexed an area. Mitchell noted that if money was coming in it could be used to help the City of Warsaw after expansion fees are collected because it would be in, for or about the area per Buddy Downs, Ice Miller Attorney. Warren noted that it could be included in the minutes that when the City of Warsaw extends their boundaries, the Redevelopment Commission would be open to making an agreement with Warsaw reference items needed for further development of the area through an addendum to the TIF.

Wiggins indicated he had no problem with the TIF layout if the Redevelopment Commission was agreeable to working with the City of Warsaw for future development. He agreed it would not be good to leave a gap. It was determined that the boundaries would be left as they are and if the City of Warsaw annexes any part of TIF district, the Redevelopment Commission would cooperate with the City of Warsaw. It was noted this would not be immediate.

Wiggins asked if the schools had contacted the Redevelopment Commission. Mitchell indicated the Plain Township Trustee had inquired. The Redevelopment Commission has not held the final hearings to establish the TIF district. The floor would be open at the hearing for any one to object to the area or project. At that time, their concerns would have to be addressed. It does not mean the TIF district has to be changed, it just means the Redevelopment Commission must consider the comments and note them in their minutes.

Wiggins explained further about the sewer plant. The reserve plant capacity is 100,000 gallons per day. If it is over that Leesburg must revisit the issue with the City of Warsaw. With no further development the increase may be enough for Leesburg for the next 15 years. The new plant has a 3.9 million gallon capacity with the ability to add 2M additional gallons. Growth has been an issue in moving the sewer project forward.

Courtney then called for discussion on the Battelle Report. Each member had a copy of the report from 2001. Courtney noted the executive summary of the report would be a good starting point. Owens indicated the report stated that nothing had been done to improve the technical training skills for the orthopedic industry. Owens indicated that efforts had been made towards the education issues. He noted the orthopedic industries are still growing.

Teghtmeyer indicated the report was created following the input of 50 community leaders with a variety of strategies. He felt the report was creditable and that some of the items listed should be moved forward. He noted there are a variety of issues listed. Teghtmeyer pointed out that the report indicated a collaboration of local, state and regional marketing would be a plus. A need for quality of leadership and quality of life as well as infrastructure and technology were also identified in the report. Owen noted that selecting one project such as the research and development and attempting to make it happen might be the best approach. Teghtmeyer pointed out that the Commission does not have to do all the projects, but they could be the catalyst to see that issues are addressed through communication.

Courtney noted the Chamber did a study three to four years ago. Their report indicated it was difficult to draw young professionals to the area because of the lack of night life. He indicated HR representatives from larger employers in the community gave input suggesting a Fortune 500 business or a larger employer is needed that could provide jobs for the trailing spouses that have a college degree, but can not work in the same industry as their mate. He noted that he came to the area 23 years ago and at that time there was not enough housing for the area. He noted the Parade of Homes has been a contributor to that. He further noted that entry level houses were not available at that time for the service workers of the area, but have now become more available.

Teghtmeyer noted that education awareness provided at an earlier age in the schools to promote opportunities for employment that do not require a college degree was also listed as an issue that should be addressed. Readily available space for further development is also another issue that needs to be addressed. Mayor Wiggins agreed that there is a large amount of available ground West on US 30 that but for the lack of infrastructure would develop quickly. Developers have in the past paid for some of the infrastructure improvements. He further indicated that the State Highway garage which is approximately two mile further West from where sewers are in place, would like to have access to sewers.

Teghtmeyer thought a discussion of what should be done and what would be practical would be appropriate. Owens listed two things that seem most important. He noted the infrastructure on US 30 and the research and development were two primary topics. Teghtmeyer indicated he felt the telecommunications were also an important issue so fiber could be added to the infrastructure of the area for further development. Wiggins agreed that the research institute with the orthopedics would be very difficult because of the proprietary nature of their business. It was noted that the Ft. Wayne research and development facility is an incubator type. Owens asked if perhaps a state university could do development research at the university level and then follow up with practical research at the industry level. It was agreed that would be the best approach. Owens asked if anyone thought an open discussion with the orthopedics industry would be appropriate. Teghtmeyer noted the Indiana Health Network was mentioned in the report and that perhaps contact with them would be appropriate.

Warren indicated the groups primary issue was still sewers. Courtney asked how it could be determined whether to develop West on US 30. Three main things were listed including cost and demand. It was suggested that KDI would be the best resource for information on demand. Courtney indicated he felt development of infrastructure could have the impact of reducing the cost of land. City water and sewer is available to 150 W. The developers have paid for additions to the water lines. There is no plan to expand water service that Wiggins was aware of unless someone other than the water company pays for the expansion. He indicated that Chris Harrison would be the one to talk to about the capacity of the water company. Warren discussed the TIF area and the lack of city water. Commercial industrial companies must have sprinkler systems. Wiggins indicated the water company had been very good to work with for expansion, but they have no money for further development.

Partnering with an institution of higher learning could be the key to a training institution. Teghtmeyer thought perhaps contacting the Indiana Health Forum might be another avenue to approach.

Fiber optics and the availability of telecommunications are another issue. Ron Robinson, County Administrator, has done some research on the issue. Courtney relayed that the Chamber has done some research on the wi-fi issue. He felt it would be good if the downtown area had wi-fi accessibility.

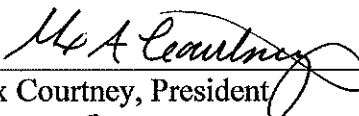
Courtney reported on the events center. Ron Truex representing the County Commissioners, Mike Stetzel representing the Convention and Visitor's Bureau, Joy McCarthy-Sessing representing the Chamber, Jerry Beasley, representing the hospital and Max viewed the Eagle's Nest at Columbia City. The facility was privately built and leased to an operator. He noted the have an estimated 330 functions in a year with a capacity of 400. They will go to Swan Lake next and Max will report back to the Commission. There will be a follow up report by the group once all information is gathered.

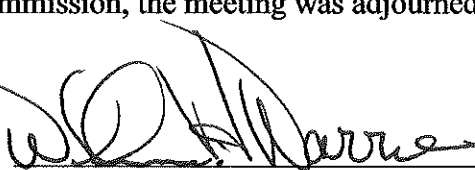
The next meeting date was discussed. The meeting will be held in the evening so the Town Council and Redevelopment people could attend. The regular meeting should be July 12th, but that is the night for the County Council meeting. The meeting will be held in Syracuse at their Town Hall. Mitchell will advise of the date after final confirmation with Henry DeJulia.

Mitchell summarized information reference tax rates being received.

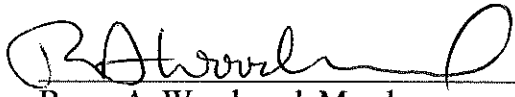
A discussion was held reference the cleaning of the Tippecanoe River. Warren indicated cleaning of the river would help the flooding issues. It could also be an economic development issue. Mary Kittrell, Director of the Visitor's and Convention Bureau, presented a report noting that could be a recreational tool. Woodward indicated he worked on a project in 1974 with seven other people cleaning about a 4-5 mile stretch following a tornado. He indicated it takes a great deal of personal effort.

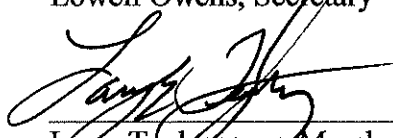
Being no further business to come before the Commission, the meeting was adjourned.


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

**Syracuse Town Hall
Thursday, July 19, 2007**

The Kosciusko County Redevelopment Commission met Thursday, July 19, 2007 at the Syracuse Town Hall meeting room at 6PM. Members present included: Max Courtney, Lowell Owens, Bill Warren Larry Teghtmeyer and Bruce Woodward. Also in attendance were Henry DeJulia, Syracuse Town Manager; Cassie Cowan, Town Board Member, Paul Stoelting, Town Board President; and Martha Stoelting, Reporter.

President Max Courtney called the meeting to order. Courtney asked for a report on the zoning overlay. Woodward explained that the Area Plan Commission is working on a revised map from the Elkhart County line to the Wabash County line for SR 15 to better direct the growth for aesthetics and safety issues. He noted that a meeting for the purpose of reviewing the map will take place on Wednesday at 2PM at the Courthouse. The overlay district will address zoning issues and limit driveway cuts among other things.

Courtney inquired if the Redevelopment Commission was ready to move forward with establishing the TIF District. All agreed that they were ready to move forward. Mitchell was instructed to contact Buddy Downs of Ice Miller and Todd Samuelson of Umbaugh to start the process.

Courtney asked that the Commission come prepared at the next meeting to discuss the next step for the corridor west of SR 15 on US 30. Extension of the sewer and water were considered. Woodward will compile the list of land owners in the area being discussed. He noted that Jeff Noffsinger had a preliminary plan for the Western Corridor including, access and frontage. Jeremy Skinner, Warsaw City Planner, has not been able to find the plan, but is still looking for the document. It was discussed that waiting for a private developer might not be the answer as it would delay the progress. Courtney felt that if the infrastructure was in place, the cost of the ground could decrease greatly making it more affordable. He asked that Dan Richard, County Area Plan Director and Jeremy Skinner, Warsaw City Planner be scheduled for the August meeting.

The group explained that the Commissioners made the appointments to create a forward thinking body to help the elected officials with Economic Development for the county. The first topic that surfaced in the group's learning experience was the need to address sewers in the county. Courtney explained that identifying the location and capacity of each of the separate sewer providers within the county was an important piece of information that the Commission needed to make decisions.

Issues shared by the Town of Syracuse people in attendance included the following:

- Need for a North South Route between SR 13 and SR 15 to help alleviate the truck traffic through the main part of the Town of Syracuse. It was also noted there are limited East West connector roads also.

- Need for land acquisition to the West of the Town of Syracuse. It was expressed that there is difficulty in obtaining the necessary acreage West of town because of reluctance on the part of the owners to see Syracuse grow.
- Annexation and eminent domain issues that have changed for towns create a difficult situation in extending the West boundaries of Syracuse. It was noted that eminent domain can not be used to purchase properties to be turned over to someone else for development.

Discussion continued on the land West of Syracuse. It was noted that the land is in the township and therefore in under the jurisdiction of the County Area Plan Commission. There have been no zoning changes to set the ground aside for commercial/residential. The original plan included creating a TIF district for the whole area. It was noted that a rail spur is also needed to make this area more desirable. The problem with the existing industrial park that was created West of town, is that there is no place to grow. There are existing businesses that would like to expand, but can not do so because there is no further acreage that can be acquired without some special action.

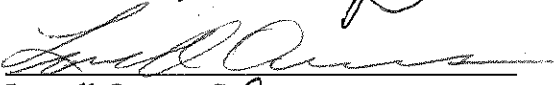
It was noted that being proactive instead of reactive would be a good approach. There is a possibility that a businesses that can not expand may decide to move totally from the area. Warren thought that if the people who own the property were approached by a professional, and advised that their ground was worth the industrial prices instead of agricultural. The companies that are already on the West side of town want to stay there and expand, but there is no where for them to go.

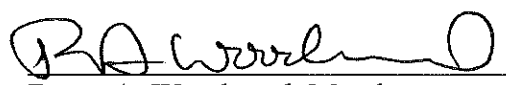
Courtney related how the county got into the TIF through the need for \$ 350,000 expenditure to increase the size of the pipe from Warsaw. The money to pay for the sewer expansion is being paid from EDIT funds and will be repaid at such time as the TIF district is established and money is paid for any new improvements.

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


Max Courtney, President

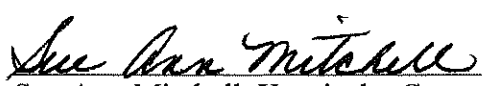

Bill Warren, Vice President


Lowell Owens, Secretary


Bruce A. Woodward, Member


Larry Tegtmeyer, Member

ATTEST:


Sue Ann Mitchell, Kosciusko County Auditor

KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION

Courthouse, Old Courtroom

Thursday, August 9, 2007

The Kosciusko County Redevelopment Commission met at 9:00 AM on Thursday, August 9, 2007 in the Old Courtroom, Kosciusko County Courthouse. Members present included: Max Courtney, Larry Teghtmeyer, Bill Warren, and Bruce Woodward and Lowell Owens. Also present for the meeting was County Auditor Sue Ann Mitchell.

President Max Courtney called the meeting to order. Minutes from the July 19, 2007 meeting were presented for approval.

Motion: Bruce Woodward

To: Approve minutes as presented.

Second: Bill Warren

Ayes: 5 Nays: 0

Unanimous

In the Matter of Embarq Presentation:

Jack Moore, Public Affairs Manager of Embarq, stated Embarq currently has approximately 150 miles of fiber optic lines in Kosciusko County. He noted Embarq currently is not serving the southern or western part of the County. Moore then introduced Jack Mannan, Supervisor of Installation and Maintenance who gave a brief overview of the make up of fiber optic lines. Mannan noted the areas currently being served and also explained how the system handled the signals if there was an interruption to the lines. He also shared the more specific locations that Embarq currently services and stated Embarq has the capability of connecting industry along SR 15 between Warsaw and Leesburg. Further discussion ensued regarding availability to other parts of the County.

Embarq officials stated they are looking at a 10-15 year Plan for Technology in order to provide better services. They also stated Kosciusko County should not lose in the Economic Development race because of fiber optics as it is available for the County. Further discussion ensued regarding the possibility of marketing Kosciusko County as a fiber optic county.

Burt Sipe, Manager of Network Engineering, stated planning has gotten Embarq where they are today. Chuck Shafer, Sales Manager, then gave a brief presentation outlining the engineering process regarding connectivity. Shafer noted "real time" communication, off site back up, and video conferencing as a few of the options available.

Discussion continued regarding a Certified Technology Park. Embarq officials noted they were really proud of what has been accomplished within the past year and they will continue their focus on local communities.

After additional discussion, President Courtney asked Joy McCarty-Sessing, KDI, if they would be willing to present information regarding Certified Technology Parks at the next Redevelopment meeting. McCarty-Sessing replied KDI would report back.

In the Matter of Overlay District:

Matt Sandy, Assistant Area Plan Director, presented the map and plan of the proposed overlay district and gave a brief presentation regarding the proposed overlay district for the County. Sandy stated the idea of the overlay district began with the Louis Dreyfus facility near Claypool. Sandy said the APC wanted to be proactive in the southern part of the County and was looking to steer growth for both Claypool and Silver Lake. At the same time discussion began regarding the Leesburg sewer project in the northern part of the County. Sandy noted that State Road 15 is a main artery through the County and needs to be maintained for possible industrial growth. Therefore, an overlay of approximately ½ mile on either side of SR 15 was established. Sandy went on to say the next step would be a development review process in which the County would work with developers on new projects. These development plans would then move on to a technical committee for review. Sandy stated the overlay ordinance would establish a process for development discussion in order for County officials to work with people not against them. Sandy went on to say it was the unanimous recommendation of the APC to approve the overlay ordinance and it would be presented to the County Commissioners at their September 4th meeting. Sandy encouraged the Redevelopment Commission members to talk to the County Commissioners in support of the district, noting the ordinance to establish a district was a good starting point and could be changed or expanded as needed.

Discussion continued regarding the overlay district including design standards for the district, identifying areas for growth, identifying needs up front that would speed up the process, and consistency of zoning with surrounding areas. It was noted by the Commission members that the proposed overlay district and ordinance is a large step forward and it is good to see how the southern corridor worked together to make positive changes for the County.

It was the consensus of the Area Plan Commission; the district/ordinance would be a good tool. The Redevelopment Commission agreed the plan met the request of the Commission in seeing conformity of land use in the County.

Motion:	Lowell Owens	TO: Recommendation to the County
Second:	Larry Tegtmeyer	Commissioners to endorse the overlay
Ayes:	5	Nays 0
Unanimous		district as presented.

Matt Sandy inquired if anyone on the Redevelopment Commission would be willing to serve on the Technical Committee that would meet once a month. It was noted that Bruce Woodward would be the Redevelopment Commission appointee.

In the Matter of Old Business:

Bruce Woodward presented information pertaining to the Western Corridor. Woodward stated he had identified 95 tracts with 45 different owners in the 1 mile by 2 mile area with all tracts draining to the sewage treatment plant area.

In the Matter of Old Business Continued:

Woodward noted before inviting these landowners to attend a meeting, preliminary topics of discussion should be identified by the Commission. It was also noted it was the hope of the Commission to bring the owners together in the hopes that industrial development might be achieved. Discussion also included the land prices and services for infrastructures to enhance values.

In Other Business Matters:

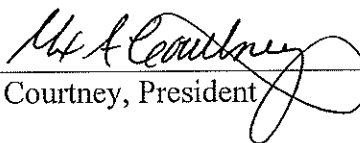
Sue Ann Mitchell, County Auditor, stated she had not been in contact with Buddy Downs regarding the TIF. Mitchell noted she will try to contact him but added that she would not be available for approximately 4-6 weeks due to knee replacement surgery.

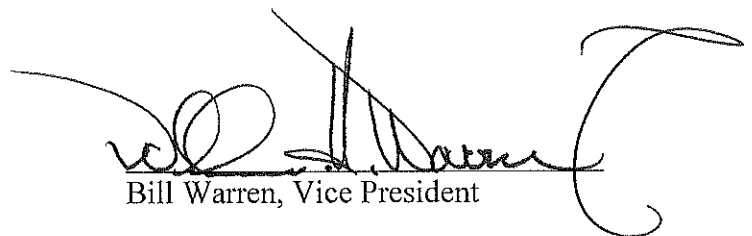
Mitchell also referenced the Rainy Day Budget noting if the Commission decides to take some type of action; an additional appropriation can be requested at a later date.

In Other Business:


President Max Courtney noted IDEM would be conducting a hearing regarding establishing the Lakeland Sewer District on August 18th at 9:00 am and had requested that a member of the Redevelopment Commission set in on the panel.

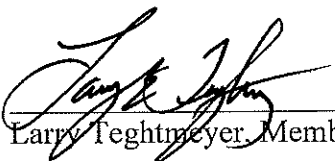
Being no further business to come before the Redevelopment Commission the meeting was adjourned.


Max Courtney, President



Bill Warren, Vice President

ABSENT
Lowell Owens, Secretary


Bruce A. Woodward, Member


Larry Teghtmeyer, Member

Attest:


Sue Ann Mitchell,
Kosciusko County Auditor *ps*

KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION

Courthouse, Old Courtroom

Thursday, September 14, 2006

The Kosciusko County Redevelopment Commission met at 9:00 AM on Thursday, September 14, 2006 in the Old Courtroom, Kosciusko County, Courthouse. Members present included: Max Courtney, Larry Teghtmeyer, Bill Warren, Bruce Woodward, and Lowell Owens. Also present for the meeting was County Auditor 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: Bill Warren

Ayes: 5 Nays: 0

Unanimous

In the matter of old business:

Courtney called for the Area Plan Report. Woodward and Owens stated they would be meeting with the Area Plan Commission on September 20th at 1:00 in regards to the State Road 15 corridor.

Courtney then requested an update regarding the budget and job description. Larry Teghtmeyer stated the County Council had unanimously approved the budget and the job description was a mute item at this time.

Courtney then addressed the matter of the Lake Association letters. Sue Ann Mitchell stated the letters to be mailed to the Lake Associations were finished and were ready for signatures.

In the matter of new business:

Bob Weaver, County Health Administrator, addressed the Commission regarding the policy of sanitary sewers where feasible with zoning controls to limit overdevelopment. Weaver stated the main reason the Health Department was in favor of sanitary sewers was economical. He went on to say that the quality of the lakes is excellent and E Coli levels will always be present. Weaver noted weekly testing is completed at 10 beaches every Monday morning and this summer Pike and Center Lakes have both been closed down for a period of time due to the high levels of E Coli. Weaver also noted that run off from streets and roads may have contributed to the high levels of E Coli detected. Weaver stated raw sewage is not pouring into the lakes and choking them and that sewage has become a scapegoat for the increased levels of E Coli.

Weaver stated that many homes located around the lake were built on small lots that do not have adequately sized septic systems. Weaver also stated that for every permit granted there are three denied due to inability to handle required septic. He also noted the word is out in the County and developers know they must contact the Health

Department before any building is begun in order to make sure the site meets the septic requirements. Weaver stated lot size and septic requirements are the causes that many homeowners are not allowed to add on to their current homes or build additional structures. A sanitary sewer could alleviate the problem for many homeowners.

Bill Warren questioned if testing had been done at Lake Tippecanoe and Weaver stated tests had been completed at random spots of the lake and the E Coli levels had been very good.

Weaver went on to say that a sewer system will not eliminate all of the problems occurring within the lakes. He noted that mild winters have contributed to the plant growth in the lakes. When questioned if the zebra mussels were good for the lakes, Weaver noted they were a good thing in helping to keep the water clear however that allowed the sunlight to penetrate deeper and increases the weeds.

Bill Warren also asked if water standing on the ground was an indication of a failing or failed septic. Weaver responded that standing water is never a good thing but that did not indicate a failed system. That would be the case if there were raw sewage on top of the ground and the current failed septic ratio was low.

Weaver stated septic system sizes are based on soil/ground type as well as how many bedrooms there are in a home. Typically they calculate for 150 gallons of water per day per bedroom with an average of 450 gallons per day. Septic systems are placed shallow to clean the water; however clay soil requires more to carry the water away.

Lowell Owens asked if the Health Department supported Dave Doctor's sewer plan based on economic factors rather than to improve the quality of the lake and Weaver response was yes. Weaver also pointed out that County Ordinance states that if you are within 100' of a sewer, you must hook into it. It was noted also there is concern among homeowners who cannot afford the tap on fee.

Once again Weaver stated many of the problems in the lakes are not caused by sewage but by runoff and waterfowl. Weaver also said smaller farms do not have the same controls placed on them regarding the removal of livestock waste as the larger agricultural farms such as Creighton Brothers or Maple Leaf do. Weaver pointed out the creation of wetlands at entry levels of the lakes would help control what goes into the lakes. He went on to say he hopes the APC's proposal will alleviate some of the fear regarding sewer systems.

Bill Warren stated sewers are not needed immediately to protect lake quality and Weaver concluded that those who are pushing for the sewer system will say anything to make it happen.

Redevelopment members questioned Weaver what the main issues were for the Health Department and Weaver responded they do issue between 800 and 1000 septic permits per year and perform water well testing. Weaver was asked what the quality of well water was and he commented that 50% of new wells test negatively the first time. They are then retested a short time later and the majority of them are fine. Weaver also stated that due to the number of TB outbreaks the CDC (Center for Disease Control) had required additional staffing and follow up. This had impacted his office also. Other issues his office deals with include environmental concerns and the inspection and licensing of local eating/food establishments.

In conclusion, Joy McCarty Sessing questioned why limit growth around the lakes if controls are in place to regulate septic sizes. Weaver responded it was not just a sewage

issue – runoff is a major concern and with continued growth there is not enough “green areas” left to catch the runoff.

The Redevelopment Commission thanked Weaver for the information and his input.

Next on the agenda was State Representative Dave Wolkins to discuss Eminent Domain. Wolkins began by stating the septic rules and sewer plans had been too intense and a middle ground needed to be found. He also pointed out that development and sewers go hand in hand; however a sewer system could not support itself based on the average consumer’s monthly user fee of \$65.00 to \$70.00. He also said processes are being looked into that would be reasonable and yet not retard new development.

Wolkins then went into his presentation on Eminent Domain. The Eminent Domain bill originated after the Kelo versus the City of New London case a few years back. After this case it was determined that many problems stemmed from Redevelopment Commissions. Wolkins stated generally the Eminent Domain is used as it should be. He went on to say there was no change in the law for property seized for public use. However, seized property that is turned over to a developer is costly. Wolkins also noted the section of the law that defined “blighted property” caused some of the problems. That problem has been fixed and the law now defines “blighted” and seized property must meet the criteria outlined in the law.

Wolkins went on to say the property owner is always the one that is shorted, however if the property is owner occupied, they must be paid 150% of the AV in order to make “whole”. Wolkins also said if a counter offer is made and it goes to trial and a greater decision is arrived at, the property owner can collect attorney fees also. It was noted that 21 states now have Eminent Domain laws.

Max Courtney questioned if a community has natural barriers, such as Ag on one side, would law allow property to be seized under the “blighted” definition? Wolkins responded under the new law every parcel must be considered a “blighted” parcel in order for an entire section to be seized. Wolkins went on to discuss cases in other cities where Eminent Domain laws were being used. Wolkins also noted the Eminent Domain bill will continue to be revised as needed.

The Commission questioned Wolkins regarding sewer system concepts and Wolkins replied there were no clear answers in place regarding mandated sewer systems. Wolkins did note in order for the regional sewer district to survive it must be expanded in order for more money to be collected. He went on to state the average homeowner cannot afford to pay more than \$70.00 per month for septic service. Further discussion ensued regarding the regulation of wetlands and what controls the DNR has regarding areas around the water’s edge.

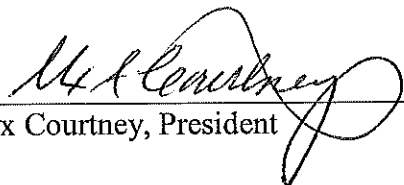
Commission member Larry Teghtmeyer then gave a brief presentation on the possibility of creating an Economic Development Growth Council. It was noted there does seem to be increased growth around the state and that Kosciusko County is lagging in that area. Teghtmeyer stated the AIC (Association of Indiana Counties) has endorsed a community action program called “Winning Communities”. The Commission recommended taking the matter under advisement once Teghtmeyer has had the opportunity to listen to the presentation at the AIC Conference.

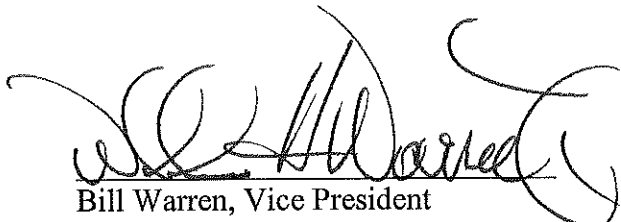
Next on the agenda was the matter of the American Milling Ethanol Plant. It was noted the Milford community was not very receptive to the possible plant location. Concerns included noise, pollution and threats to water quality. The Redevelopment Commission discussed the financial impact the Ethanol Plant could have on the county and the fact that smaller farms could also benefit from this plant versus the Louis Dreyfus plant that will only be able to service the larger farms that use semis to haul their product. It was also noted that American Milling had not requested a TIF district for plant construction, however may request that for necessary road construction.

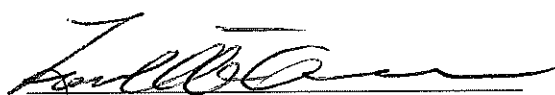
In other matters, Sue Ann Mitchell, County Auditor reported Louis Dreyfus had requested an additional TIF percentage due to the increased cost of the deceleration lanes to be constructed at the plant. Mitchell stated therefore, it would be necessary for the Redevelopment Commission and the Economic Development Commission to meet jointly with the County Council to approve and sign additional paperwork. It was noted the Redevelopment Commission would hold their next regularly scheduled meeting on October 12th at 6:00 pm to coincide with the County Council meeting that would follow at 7:00 pm.

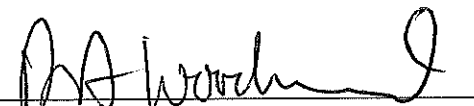
Joy McCarty Sessing, stated Ball State University's new President has pushed a program called "Building Better Communities" and questioned if the Redevelopment Commission would be interested in hearing this presentation. Sessing went on to say she was acquainted with the gentleman who presented this program and could look into the possibility of having him speak to the Redevelopment Commission. The Commission instructed Sessing to look into that possibility.

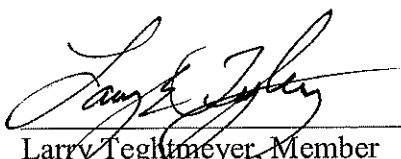
Being no further business to come before the Redevelopment Commission, the meeting was adjourned.


Max Courtney, President

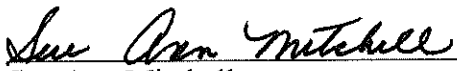

Bill Warren, Vice President


Lowell Owens, Secretary


Bruce A. Woodward, Member


Larry Teglmeyer, Member

Attest:


Sue Ann Mitchell,
Kosciusko County Auditor

KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION

**Courthouse, Old Courtroom
Thursday, October 11, 2007**

The Kosciusko County Redevelopment Commission met Thursday, October 11, 2007 in the Old Courtroom, Kosciusko County Courthouse. Members present included: Max Courtney, Lowell Owens, Bill Warren Larry Teghtmeyer and Bruce Woodward. Sue Ann Mitchell, Kosciusko County Auditor and Marsha McSherry, Auditor Elect were also in attendance along with representatives from the Time Union and the Mail Journal.

President Max Courtney called the meeting to order. A motion was made by Bruce Woodward and seconded by Bill Warren to accept the minutes of the September 20, 2007 meeting.

Sue Ann Mitchell reported on the status of the establishment of the SR 15 N TIF district. She noted she had made contact with both Buddy Downs, attorney with Ice Miller and Todd Samuelson, financial advisor with H. J. Umbaugh of Plymouth. She will follow up to see the status on establishing the TIF district. Discussion was held on the method for the county to recoup not only what is put into the sewer project, but also the legal and financial costs to establish the TIF district. Mitchell was instructed to inquire about the way for the county to recoup the expenses. Researching whether the county would be better to issue bonds to receive the money in advance of spending or to use existing funding available at the county level to pay for the sewer improvement. Mitchell noted that the Redevelopment Commission does have money available in their budget in 2007. Mitchell will report back on the progress at the November meeting.

The Western Corridor development was discussed. Woodward indicated he believed the Redevelopment Commission needs to identify a plan to move things forward. He noted securing easements for water and sewer need to be a priority to shorten the time it would take an interested buyer would be able to build. He noted working with the County Highway, the company that provides water for Warsaw, Warsaw Sewers, and Warsaw Plan Commission to develop what needs to be done to aid in accomplishing the development. It was thought that once a plan was developed, it could then be applied to other areas. Woodward felt a traffic plan is an important part of the process.

Warren reported on the State Highway located on US 30. He noted the facility no longer has offices, but houses only maintenance for state highways in the area. He noted he spoke with the Ft. Wayne Superintendent who noted the offices are now located in Wabash County. He inquired about Whitley County and their development of their industrial park. Warren noted that permits would have to be obtained to run under state highways or the approach would have to be from county roads. He was assured that is it highly unusual for water and sewer to be allowed to run a state highway. He noted he felt securing the easements and doing the preliminary work on providing water and sewer were things that could be accomplished.

Warren noted that to some extent the corridor is taking care of itself because there have been several developments in the area. He noted the importance of water so big box businesses can sprinkle the building. He felt that perhaps looking at smaller areas might be a better idea. He cited an example of perhaps working to get the next mile of easements agreed to and then the next mile. It was felt the acquisition of easements would not be too costly because the property owners would stand to benefit on the value of the property based on the availability of infrastructure.

It was noted that the Redevelopment Commission hoped the newspapers would emphasize that they are aggressively trying to find ways to expand the industry in the county. Diversifying the industry in the area was also discussed. It was noted that the orthopedic industry has been a great asset for the county, but various communities have seen their primary industry leave and take their jobs with them causing financial hardship for the communities.

Owens noted that development is two miles from IV Tech to the State Highway Garage. It was noted there are approximately 92 tracts of ground in the area that are owned by 48-49 different owners to reach CR 350 W.

The group discussed the easement plan and the process of talking to property owners. Discussion turned to how the property owner could cooperate. It was agreed the county could not put money into the easements and force the value of the property up so the owner would profit. It was felt there would need to be some type of recapture agreement incentive to offer the property owners. It was discussed that if the easements were already in place, properties could be build ready within 90-180 days sooner than if the easements were not in place. It was felt there was enough county expertise to determine where the easements should be. Ball State planning services were discussed as were Purdue's planning services.

Warren and Woodward agreed to put together a plan for presentation at the December meeting to move forward with the easement process. It was noted that the process may need to include the County Attorney, County Surveyor, County Highway, Warsaw Sewer Department, Warsaw water department, Warsaw Planning Department. A motion was made by Owens and Seconded by Teghtmeyer to move forward with developing a plan for easements along the Western corridor. The motion passed 5-0.

Courtney reported that he has a meeting scheduled for Monday, October 15th with a regional representative. He plans to discuss development of a certified technology park within the county. He also took great exception to a regional meeting being called with local industry with no local officials being invited. He noted the Mayor, Chamber, KDI, Redevelopment Commission, and Commissioners were all overlooked as participants. Articles reference two incubator businesses that are spin offs of the orthopedic industry were also mentioned by Courtney.

Under new business, Courtney presented an idea for an entrepreneur contest with prizes. He suggested partnering with KDI, and the Chamber with prizes to be donated. The group took the suggestion under advisement for discussion at the November meeting.

Teghtmeyer and Owens reported on a meeting with the Syracuse Town Manager, Henry DeJulia. They noted Syracuse was struggling to keep development within Kosciusko County having gone into Elkhart County for available ground for industry. Indications are that the Syracuse area has an available and affordable workforce. It was noted two existing businesses now located in Syracuse have the desire to expand, but no place is available. Syracuse has a comprehensive plan that outlines several options.

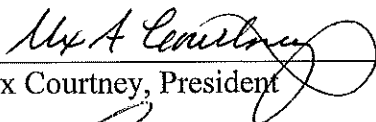
The loss of Dana Corp and the availability of the real estate was discussed. The workforce at one time was in excess of 3,000 and has been reduced to under 150. Those jobs are expected to be eliminated in November. The impact of the job loss has been felt by all facets of the community. The building could meet many needs if it was available. There was some discussion of brownfields issues with the building. It was unknown if the building was actually on the market or who would be involved in the sale. The Dana building seemed to be a logical development to pursue, but that would be a Syracuse issue since it is in the Town of Syracuse.


A motion was made by Teghtmeyer to proceed with extending help the Syracuse reference their economic development when the Town of Syracuse is ready to proceed. Assistance could come in the form of creating a TIF District, providing an overlay map or various other processes that would be for the good of all. Because this is a critical issue for the Town of Syracuse, it was felt an executive session of the Commission would be appropriate. Owens seconded the motion. Motion carried 5-0. Teghtmeyer agreed to contact DeJulia with information from the meeting.

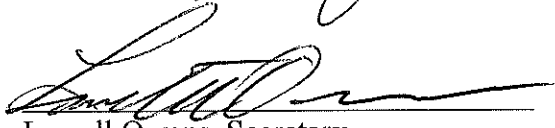
The group addressed some of their successes. It was noted the participation in the Dreyfus acquisition was not a direct result of their efforts, but the Commission took an active roll in the process. Requesting the creation of the zoning overlay map was a direct result of the request of the Commission. Creation of the SR 15 TIF will also be a major accomplishment to further development North of Warsaw.

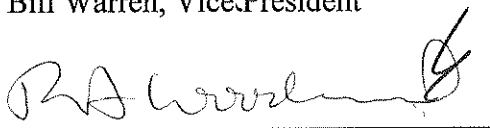
Warren felt a great deal of knowledge has been gained by the group through all the research that has been done by the group. He stated he felt this was the first time any such group has undertaken such a task.

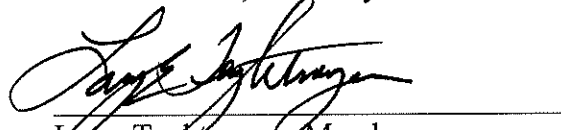
Being no further business to come before the Commission, the meeting was adjourned.


Max Courtney, President

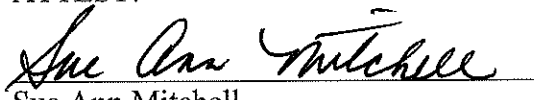

Bill Warren, Vice President


Lowell Owens, Secretary


Bruce A. Woodward, Member


Larry Teghtmeyer, Member

ATTEST:


Sue Ann Mitchell
Kosciusko County Auditor

KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION

**Courthouse, Old Courtroom
Thursday, November 8, 2007**

The Kosciusko County Redevelopment Commission met Thursday, November 8, 2007 in the Old Courtroom, Kosciusko County Courthouse. Members present included: Max Courtney, Lowell Owens, Bill Warren Larry Teghtmeyer and Bruce Woodward. Sue Ann Mitchell, Kosciusko County Auditor and Marsha McSherry, Auditor Elect were also in attendance along with a representative from the Mail Journal.

President Max Courtney called the meeting to order. A motion was made by Lowell Owens and seconded by Bill Warren to accept the minutes of the October 11, 2007 meeting.

Sue Ann Mitchell reported she had not been able to finalize dates for the Leesburg TIF District with Buddy Downs, Ice Miller and Todd Samuelson, Umbaugh. She stated she make every effort to have a schedule by the December meeting.

President Courtney asked for comments reference an "Entrepreneur Contest." He indicated that local banks and KDI could partner to give prizes. Everyone thought it was a good idea, but felt that was not the role of the Redevelopment Commission to be involved.

Woodward and Warren reported on the Western Corridor. They noted they had attended the Technical Committee of the Area Plan Commission. Discussion was held reference a study on where easements should go. It was estimated it would take six months to develop. Everyone was encouraged by the progress. Warren indicated he talked to Surveyor Dick Kemper and that there would be more information available at the December meeting. There was nothing to report on follow up from the water company. They are just waiting for further development of the area.

There was nothing new to report on Syracuse. At this point the Commission is waiting on the Town Manager to advise when Syracuse is ready to proceed.

It was discussed that the Warsaw Community Schools needs to be contacted before the TIF district is finalized. Courtney will make contact with the school before the next meeting.

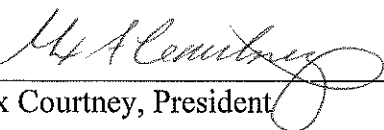
The group discussed 2007 successes and 2008 goals including the following:

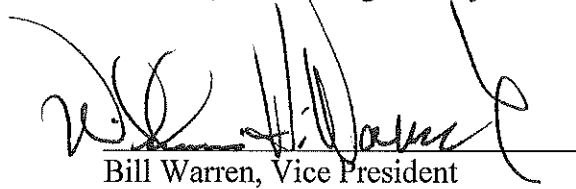
- Finalizing Leesburg TIF
- Western Industrial Corridor / Identifying and obtaining easements
- APC Technical Committee's willingness to cooperate.
- Review original county master plan and continue to develop as needed.


- Syracuse – stand ready to assist when asked to do so. Plan to continue dialog and ask for APC evaluation of zoning.
- Continue community meetings
- Contact Milford reference Milford property development
- Create a comprehensive economic plan for Kosciusko County.

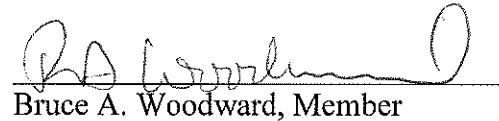
The next meeting will be held December 13th at 9 AM in the Old Courtroom, Courthouse. Warren will contact Jon Shively reference a report on property sales within the county.

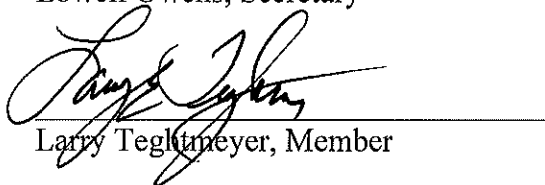
Being no further business to come before the Commission, the meeting was adjourned.


Max Courtney, President



Bill Warren, Vice President


Lowell Owens, Secretary


Bruce A. Woodward, Member


Larry Teglmeyer, Member

ATTEST:


Sue Ann Mitchell
Kosciusko County Auditor

KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION

**Courthouse, Old Courtroom
Thursday, December 13, 2007**

The Kosciusko County Redevelopment Commission met Thursday, December 13, 2007 in the Old Courtroom, Kosciusko County Courthouse. Members present included: Max Courtney, Lowell Owens, Larry Teghtmeyer and Bruce Woodward. Member Bill Warren was unable to attend the meeting. Sue Ann Mitchell, Kosciusko County Auditor was also in attendance. Jon Shively was an invited guest.

President Max Courtney called the meeting to order. A motion was made by Owens and seconded by Woodward to accept the minutes of the November 8, 2007 meeting.

Sue Ann Mitchell provided a calendar for the TIF approval. The declaratory resolution was discussed. Owens moved and Woodward seconded that the R15 N TIF District declaratory resolution be approved. Motion carried.

Woodward stated he had no further updates on the overlay zoning map that the Area Plan Commission is working on.

Jon Shively, local abstractor, presented information reference property sales. He noted he does appraisal work and works on the demographics of the area. He noted that Kosciusko County has low unemployment in comparison to surrounding areas. He stated the prevailing wage for Kosciusko County is higher than surrounding counties. He stated that the median household income is greater than surrounding counties. He stated Kosciusko Counties percentage of growth was .5% while Elkhart Counties was 1.3% and Fulton Counties was .4%. He felt those facts were perhaps contributing to Kosciukso County not attracting new businesses as some of the adjoining counties have. Because the county has well paid jobs and a lower ready workforce available, the county draws less new business.

He noted that 80% of the job growth seen in the county is from the orthopedic industry. He noted that the largest growth in the county came some 40+ years ago when a dedicated effort was made by some in the community to draw more industry. At that time Daylight, Uniroyal and Donnelley's came to town. In the 60's and 70's growth was at 2% per year but is currently at or below .5% per year. He stated that of the businesses in the county 70% have less than 10 employees.

Courtney indicated that in order to look forward, you always have to look backwards. Owens stated that the employment in Kosciusko County could change overnight with the orthopedic industry. He noted the county needs to diversify and pick up the momentum of development.

It was noted that many people leave Kosciukso County every day to go to work in Elkhart County. Low end housing was a problem a few years ago, but now there are many that are available. Higher end housing was helped and inspired by the 1985 Parade of Homes. The group discussed whether the county had natural growth or migration growth. There was some question as to the household income or individual income information was accurate.

Shively indicated there were basically three markets within Kosciusko County. He noted the Warsaw/Wayne market, the NE Sector which represents 1/3 of all property sales in the county and then all other areas of the county. He noted housing construction growth is down about 20%. There are an average of 75-80 new lots platted each year, but they are not necessarily built on. Currently there are about 400 home sites on the market today. Shively noted that mortgages are at about the 1995 level.

Woodward indicated his experience with mid priced rentals from \$450 - \$700 per month. He noted that within the last twenty years those properties were rented by people outside the county. He felt today that was not the case. Multifamily structures that were built with tax credits and grants have taken on a new popularity and some of the new population that would have previously rented the mid priced units.

It was noted the foreclosure rate of about 20-25% has had an impact. Approximately 80% of the property sales are in the \$120,000 to \$125,000 bracket and of those approximately 85% are foreclosed on.

It was felt the commercial economic development has fared well in the last 5-10 years as evidenced by the new commercial properties that are in existence today. Shively noted that there is a large difference in the cost per square foot for commercial properties. He cited a rate of \$6.50 per SF on Anchorage Road and \$13 per SF just ½ mile North.

Shively noted that the development of multi unit apartments and mobile home parks have also had perhaps a less desirable impact on the county. Forest Park Mobile Home Park was developed by people from Ft. Wayne. There were 140 spaces available. It looked good when it started, but because of the nature of the structures, they depreciate fairly quickly. It was felt the company would stay as long as the park still looked good and required little maintenance. When maintenance costs start to cut into the profits, they will probably sell and the area will become blighted.

It was discussed that quality growth is what the county needs. With the experienced workforce aging, a new generation will be taking on the jobs currently in place. The question was raised whether they will be ready with the skills required.

Shively noted that a company that wants to locate in Kosciusko County would probably make one of their first calls to the Chamber of Commerce or Kosciusko Development, Inc. He noted that because there are so few properties that are ready with infrastructure available, there is not much to offer. That coupled with the available workforce and the wages paid in the area, could be stoppers.

He noted that partnering with developers where land is already available would save time, effort and money. He noted the Boggs Industrial Park land sold for \$1 per SF and that the development at McElroy Hill sold for \$1.35 per SF. Those were just two examples cited reference costs.

Teghtmeyer noted that encouraging manufacturers to boost jobs makes sense, but that increasing able bodied employees seems to be another part of the issue. It was discussed that perhaps a commuter service from Wabash County would be appropriate.

December 13, 2007

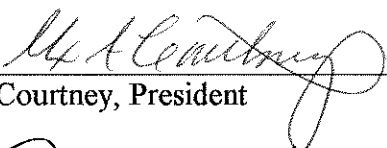
Information was presented by Teghtmeyer reference the development at Syracuse. He noted studies had been received by Syracuse that the soils were not suitable for development at the original proposed industrial expansion site. Property owned by Stuckman in the same general area is already zoned I2. It was noted that there are 250 acres at Milford with higher elevation that is just 4 ½ miles from Syracuse. It was recommended that the information be taken to the Area Plan Commission Technical Committee for review.

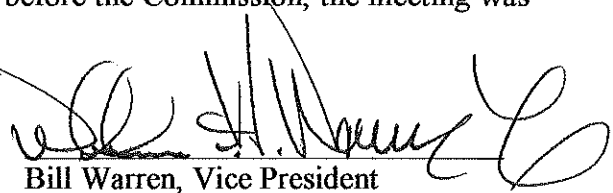
It was felt that having limited connector roads in the Northern part of the county to connect East to West is a factor in development. Woodward noted the Redevelopment Commission had made no recommendation reference the development of the 250 acres NE of Milford that will be considered by the Kosciusko County Commissioners on December 21st.

The group discussed preparing their goals to present to the County Commissioners. It was agreed that would be a step in the right direction indicating some of the things the Redevelopment Commission would like to move forward to facilitate.

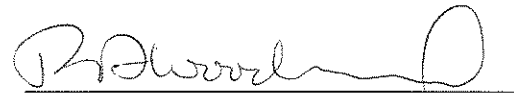
At the end of the meeting outgoing Kosciusko County Auditor Sue Ann Mitchell who has done the duties of Secretary thanked the Commission for the opportunity to serve. She noted she had learned a great deal because of their efforts. She was thanked for her services.

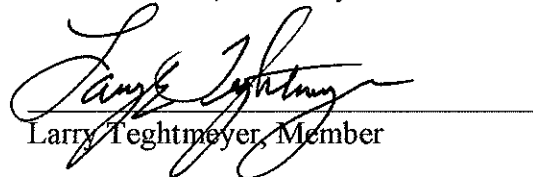
The next meeting will be held January 10, 2008 at 9 AM in the Old Courtroom, Courthouse. Being no further business to come before the Commission, the meeting was adjourned.


Max Courtney, President



Bill Warren, Vice President


Lowell Owens, Secretary


Bruce A. Woodward, Member


Larry Teghtmeyer, Member

ATTEST:


Sue Ann Mitchell
Kosciusko County Auditor