

KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION

Courthouse, Old Courtroom

Thursday, January 8, 2009

The Kosciusko County Redevelopment Commission met at 9:00 AM on Thursday, January 8, 2009, in the Old Courtroom, Kosciusko County Courthouse. Members present included: Max Courtney, Bruce Woodward, Larry Teghtmeyer, Bill Warren and Ron Yeiter. Also present for the meeting was County Auditor, Marsha McSherry, County Administrator, Ron Robinson, Commissioner Ron Truex, Joy McCarthy-Sessing, KDI, and Area Plan Director, Dan Richard.

President Max Courtney called the meeting to order and the November 13, 2008 minutes were approved as presented.

In the Matter of Swearing in of Commission:

County Auditor, Marsha McSherry, swore in the following members of the Redevelopment Commission for 2009: Max Courtney, Bruce Woodward, Larry Teghtmeyer, and Bill Warren.

In the Matter of Reorganization of Officers:

President Max Courtney opened the floor for nomination of officers.

Motion:	Bruce Woodward	To: Nominate Max Courtney as President
Second:	Larry Teghtmeyer	of the Redevelopment Commission.

Ayes: 4 Abstain: 0

Motion Carried

Motion:	Bill Warren	To: Nominate Bruce Woodward as Vice-
Second:	Larry Teghtmeyer	President of the Redevelopment
Ayes:	4 Abstain: 0	Commission.

Motion Carried

County Auditor, Marsha McSherry, stated she serves as secretary for the Redevelopment Commission.

There was a moment of silence in memory of Lowell Owens, Commission Member, who was recently killed in a plane crash.

In Old Business:

In the Matter of Greenway Project Update:

President Max Courtney stated he previously received an email from Lowell Owens stating there were no new updates concerning the Greenway.

In the Matter of Update on Western Corridor and Strategy for 2009:

Bruce Woodward stated there was nothing new to report regarding the Western Corridor project. Larry Teghtmeyer questioned the 1986 Master Plan prepared by the Area Plan Commission and whether that plan was being adhered to or used at all, especially as it pertains to access roads for new development. Woodward noted Area Plan is aware of the

In the Matter of Update on Western Corridor and Strategy for 2009 Continued:

need for access roads and keeps that in mind when considering development. Bill Warren concurred regarding the need for service/access roads in development. Warren also questioned discussing options for land purchases to secure the use of the service/access roads. Teghtmeyer questioned using an outside source for a study to develop a master plan but also recognizing a need to watch the cost of a study.

President Max Courtney presented an example of a study done that focused on developing a downtown area. Courtney stated if the Commission is to make a recommendation for an economic development plan then some of the focus should go to smaller communities in the County, i.e. Syracuse. Courtney suggested organizing a countywide plan to include smaller communities. Courtney noted a countywide plan can be put together with the same concept applicable for a downtown plan. Courtney stated different aspects to be identified:

- ❖ Create and build business inventory – that exists through KDI.
- ❖ Survey business owner/operators
- ❖ Analyze business mix - this could be a way to identify what new businesses would compliment existing businesses.
- ❖ Analyze trade
- ❖ Local economy
- ❖ Customer Demographics – find out how many customers are coming from outside the county.
- ❖ Create focus groups – use of volunteers and media to keep the public informed and involved.
- ❖ Consumer surveys
- ❖ Evaluate retail, service business, restaurants, residential, and theaters
- ❖ Business retention and expansion
- ❖ Business recruitment – this process is already being performed in the County.

Courtney noted there is great pride associated with residents in being from Kosciusko County and Warsaw. Courtney further noted the use of local volunteers from the community in focus groups provides a wider variety of ideas other than just manufacturing or industry.

Bruce Woodward stated Kosciusko County is becoming more popular with retail shoppers from neighboring counties and communities that do not want to travel to South Bend, Goshen or Fort Wayne. Woodward noted he would like to see updated traffic counts focusing on non-work traffic. Woodward questioned if there is a way to find which communities or areas retail shoppers are coming from. Woodward concurred with Courtney noting the need for outside opinion from both the public and business leaders.

Courtney stated the gathering of information from KDI, CVB and the Realtors' Association is a big project but the main objective is to assess what Kosciusko County has in place then proceed to a plan. Courtney noted the need to gather the information, evaluate the information and determine opportunities from that information. Teghtmeyer agreed with a need for the information but questioned what will be done with the information and by whom.

In the Matter of Update on Western Corridor and Strategy for 2009 Continued:

Bill Warren noted the need for shovel ready areas for industry. Warren further noted a focus is needed when gathering the information, i.e. maintain and create jobs, etc. Warren also noted there are many additional areas to be looked at in the County such as, growth, recreational, and housing.

Teghtmeyer noted the Greenway has been an asset to the community and County. Teghtmeyer questioned if the Commission could help with the Greenway's further development.

Ron Yeiter questioned if there is a comprehensive plan available in neighboring counties that encompasses agricultural also. Commissioner Ron Truex concurred there is a lot of information available such as studies performed by Menards or Lowes before they moved to Warsaw.

Teghtmeyer questioned the 1986 Master Plan and an access road off of US 30 in the Western Corridor and asked for comment from Area Plan Director, Dan Richard. Richard noted the 1986 Master Plan was adopted as a supplement to a County comprehensive plan when the Western Corridor was rezoned. Richard further noted APC still uses that plan when looking at development. Richard found through much discussion and research the first step is to identify a particular development then bring in sewers and develop easements. Richard referenced the 1986 Master Plan and noted he would like to update the Plan with maps available for review by potential business. Richard noted one problem with developing an industry plan, is the cooperation of the property owners. Richard then noted having a "footprint" of a plan that the business could use could work better.

Discussion ensued regarding the overlay district and TIF district to the north of US 30 and also Leesburg.

Truex noted the community and County is growing especially looking back fifteen (15) years. Courtney expressed concern with missing opportunities from other viable businesses. Courtney suggested compiling reports and/or studies that have already been completed by organizations such as KDI, Realtors' Association and CVB.

Teghtmeyer expressed concern regarding having "shovel ready" property available for new, existing or expanding companies to purchase so as not to lose that company to another county.

Teghtmeyer questioned Richard as to the updating of the 1986 Master Plan. Richard responded the Plan needs to be updated with current maps that potential buyers/businesses can view and/or obtain copies of.

In the Matter of Update on Western Corridor and Strategy for 2009 Continued:

Woodward expressed concern as to the City of Warsaw annexing areas previously falling under the County's 1986 Master Plan and the City honoring the criteria set out in the 1986 Master Plan. Richard responded he feels the City of Warsaw is doing a great job and the City has set a high standard with regard to building projects and gone over and above adhering to the Master Plan.

In New Business:

In the Matter of Updates on Grant Applications:

Ron Robinson, County Administrator, stated the County, through MaCog, has applied for a stimulus package to gain funding to be used for: Lakeland Regional Sewer District, existing road projects such as Old Road 30 roundabouts, new road projects, and Western Corridor projects. Robinson added Winona Lake applied for funding for an additional Greenway project. Robinson further added there was a group headed by the Lampkins attempting to bring the Greenway from Leesburg to the YMCA, just north of Warsaw.

In the Matter of Appointment to the Redevelopment Commission:

Commissioner Ron Truex stated Lowell Owens will be missed in the community as well as by the Redevelopment Commission. Truex also stated the Commissioners will search for an equally forward thinking replacement for the Redevelopment Commission.

In the Matter of Focus Group:

Ron Robinson, County Administrator, noted Baker & Daniels is putting on a web-inar series with regard to County government. Robinson further noted there is an "economic development focus" section on January 14, 2009 from 2:00 to 3:00pm that will be available in the video-conference room of the Justice Building.

In the Matter of Compilation of Studies from KDI:

Commissioner Ron Truex stated the Redevelopment Commission should make a recommendation to KDI to compile the different economic and business studies available. President Max Courtney noted he was going to call Joy McCarthy-Sessing from KDI and ask for help with obtaining studies. Truex believed the Redevelopment Commission should vote on a recommendation to make a request of KDI for the studies available and also making the public aware of the progress of the Commission. Courtney believed the February meeting a good time to discuss what information to request from KDI. Truex noted the Redevelopment Commission should request a compilation of all studies or as many as KDI can collect; otherwise, there is a missed opportunity in not asking right away.

Larry Teghtmeyer stated he believed requesting the compilation of studies from KDI would move the Redevelopment Commission forward by having someone available to pull those studies together.


Motion: Larry Teghtmeyer
 Second: Bill Warren
 Ayes: 4 Abstain: 0
 Motion Carried

To: Request KDI (through Joy McCarthy-Sessing) make a compilation of any and all studies available.

In the Matter of Compilation of Studies from KDI Continued:

No time frame was given for the information to be brought to the Redevelopment Commission.

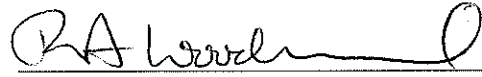
Being no further business, the meeting was adjourned.



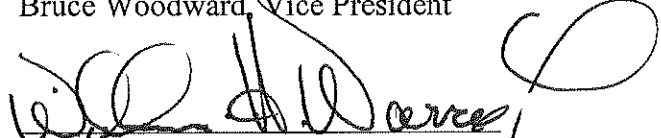
Max Courtney, President



Larry Tegtmeyer, Member

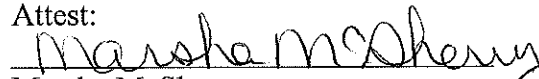


Bruce Woodward, Vice President



Bill Warren, Member

Attest:



Marsha McSherry,
Kosciusko County Auditor

KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION

Courthouse, Old Courtroom

Thursday, February 12, 2009

The Kosciusko County Redevelopment Commission met at 9:00 AM on Thursday, February 12, 2009, in the Old Courtroom, Kosciusko County Courthouse. Members present included: Max Courtney, Bruce Woodward, Larry Tegtmeyer, Bill Warren and Henry DeJulia. Also present for the meeting was County Auditor, Marsha McSherry, County Administrator, Ron Robinson, Joy McCarthy-Sessing, KDI, Area Plan Director, Dan Richard and County Attorney, Mike Miner.

President Max Courtney called the meeting to order and the January 8, 2008 minutes were approved as presented.

In the Matter of Swearing in of New Commission Member:

County Auditor, Marsha McSherry, swore in the following member of the Redevelopment Commission for 2009: Henry DeJulia, who will replace the late Lowell Owens.

In Old Business:

In the Matter of Greenway Project Update:

This matter was tabled.

In the Matter of Update on Western Corridor:

President Max Courtney introduced County Attorney, Mike Miner, asking him to discuss purchasing options for the Western Corridor. Miner noted statutorily the Redevelopment Commission has the authority to purchase property for a development but would have to follow the correct procedure by presenting and then obtaining approval of a plan from both the County Council and Commissioners. Courtney explained one situation was if the County wanted to extend the utilities to an area, the Commission would like to obtain options to lock in the price of the land so once the utilities were added, the land price would not increase. Courtney also asked Miner to discuss eminent domain and its potential use by the County. Miner explained the County does have the power of eminent domain if negotiating with the owners of the land for the purchase does not work. Miner further explained the land must then be appraised and proceed through the court which can lead to a jury trial to determine the value of the property. Miner noted eminent domain can also be used to secure a utility easement across a property if the owner refuses any negotiation to sell.

Bill Warren explained the Commission is exploring whether "shovel-ready" land is needed to attract new or existing companies to build or move to the Western Corridor. Warren also explained the Commission is looking into obtaining utility easements enabling the running of utilities to certain land. Warren explained another concern with the utility easement is to be sure the land is available for sale or the price is not inflated once the utilities are installed. Miner suggested the area may be made into a TIF area thereby the County can recoup costs of improving the area with utilities. Miner noted the risk involved in purchasing options on land and if the land does not sell, the options expire and County monies are wasted.

In the Matter of Update on Western Corridor Continued:

Henry DeJulia questioned whether the infrastructure (utilities) can be run along a right-of-way thereby eliminating the purchase of land. Miner responded utilities can be run along a ROW without the use of eminent domain. Bruce Woodward further responded in some cases the ROW would have to be expanded to get the utilities to an area. Warren also noted utilities cannot be run along US 30; however they may be run under US 30.

Woodward questioned whether the Commission can use eminent domain to obtain property from an unwilling owner if the property is to be sold again in a development. Miner answered there may be a penalty the County would have to pay for selling the land again but was unsure of the exact amount.

Larry Teghtmeyer questioned whether there existed a way to work with land owners to keep the land cost from increasing too much during a project or if the land purchase option was the only alternative. Teghtmeyer also questioned what the procedure would be if the Commission wanted to secure options for purchase of a property. Miner responded for the Commission to purchase options on a property, the project would need to first be approved by the Commissioners as well as Council. Miner noted regarding a way to work with land owners and the cost of the property, the Commission can work with private individuals to ascertain if there is an interest to sell that property; also the media can be used to get the word out to determine property owners' interest to sell or develop an industrial park.

Courtney expressed concern with losing potential incoming businesses to another county that has "shovel-ready" land. Miner concurred noting incoming businesses normally do not want to start with bare ground; a business would like to have some of the infrastructure, such as utilities or sewers, in place.

Courtney clarified the discussion did not pertain to solely Warsaw but to the County as a whole to include other areas such as Syracuse, Pierceton, and Leesburg, etc.

Courtney requested Miner research possible individuals to partner with to obtain land options and then return to the Commission again with those results.

DeJulia questioned whether there is an inventory of available land in the County listing the land's characteristics and attributes, etc. Joy McCarthy-Sessing, President of KDI, noted KDI does have an inventory of land that is for sale zoned commercial and/or industrial. Sessing noted not all companies look at property listed for sale. An example of this is the Dreyfus plant where the land was not previously for sale but the company wanted that particular area due to the railroad, etc.

In the Matter of Update on Master Plan:

Dan Richard, Area Plan Director, noted there has been a Western Corridor area established since the 1980s that runs along US 30 from County Road 150W extending west to the edge of the County. Richard explained this Corridor was established when Explorer Van requested a rezoning in that area along US 30. Richard further explained the property owners in the Western Corridor area know what their property is worth and are aware companies may express interest in purchasing said property for development. Richard further explained in order to obtain the rezoning for Explorer Van, 50% of the property owners had to consent to the rezoning of the land.

Richard explained the goal of APC has been to identify potential industrial or commercial areas ahead of time and get those areas rezoned prior to company's interest in the area. Richard also noted APC has created overlay districts within certain areas such as Leesburg, Milford and Claypool. Richard further explained APC can communicate with potential developers ahead of time in order to plan for interior roads and drainage areas.

Richard then referenced the Master Plan for Kosciusko County and noted the Master Plan is available in the APC for potential developers and/or business as well as on-line and he is also working with the GIS department to update and include maps into the Master Plan. Richard also noted the Master Plan has not been used by APC as a promotional tool to attract new businesses but to solely identify potential areas for developing. Richard stated now is a good time to prepare, plan and identify areas for potential development even if the funding is not available for the infrastructure (utilities) to be installed. Richard further stated APC is working on an Ordinance to be presented to the Commissioners and Council to expand the overlay district to affect the Western Corridor and to work in conjunction with the overlay districts along State Road 15. Richard noted he would like to see that overlay district used to work with developers ahead of time to coordinate with future developments and business. Courtney noted the Master Plan can be used by KDI as a promotional tool to attract business and/or industry to the County.

Bruce Woodward reiterated there is a TIF district north of Warsaw within the overlay district that runs from Old State Road 15 west to County Road 150W and then asked Richard what the zoning is for that area. Richard responded the zoning is mixed with some commercial, agricultural as well as residential. Woodward noted the TIF district north of Warsaw will be a prime area for development once the sewer project is completed. Woodward further noted the TIF district was created to help pay for the installation of sewers and there is a lot of ground that can be considered for development. Richard added that zoning for agriculture has been a holding category. Richard noted APC has not attempted to dictate the location of different zoning areas within the County but instead APC has worked with each area as it has surfaced; thereby, with new proposals and/or developments, APC can have an overlay district mapped out and ready. Richard further noted the property owners within the overlay district were informed through public meetings, etc. as to their property being located within an overlay district.

In the Matter of Update on Master Plan Continued:

Discussion ensued as to the property owners within the overlay district and which owners may be willing or unwilling to sell their property; and then creating an inventory of those properties and their attributes and characteristics.

Woodward stated the Commission was given funding from the Commissioners normally for plat review and asked to initiate engineering reviews on the area north on State Road 15 concentrating more on interior roads off of State Road 15. Richard noted the comments from the engineers were to not commit the funding without knowing what industry/company (and its needs) is coming to that area. DeJulia concurred stating creating a proposal of ideas for an area should be first before putting further funding into an area without knowing what industry could come into that area.

Woodward noted the importance of obtaining easements for potential sewer lines along Fox Farm Road and also gaining access to run a line under US 30. DeJulia further noted the importance of knowing the capacity of existing or potential new sewer and water lines and also the importance of knowing the capacity of an existing sewage plant or whether a new plant will need to be constructed. Warren and Woodward explained the sewage plant in Warsaw was built with expansion in mind and can handle the annexed areas north of US 30.

Courtney reiterated the focus of the Commission is not just Warsaw but all of Kosciusko County and the communities within it.

In the Matter of Report on KDI Meeting:

Bill Warren informed KDI during their meeting of the status of different projects worked on through the Redevelopment Commission. Warren stated the overlay and TIF districts north on State Road 15 were discussed as well as Dreyfus and Maple Leaf Farms TIF districts. Warren noted Henry DeJulia attended the KDI meeting also, thus recruiting DeJulia to fill the opening in the Redevelopment Commission. Warren further noted the Redevelopment Commission stands ready to carry out what needs to be done to create jobs and improve the quality of life throughout Kosciusko County.

In the Matter of KDI Update:

Joy McCarthy-Sessing, President of KDI, presented unemployment rates throughout Kosciusko County as compared to the State and nationally. McCarthy-Sessing noted the unemployment rate for the County has steadily increased through 2008 from 4.8% to 11% (information provided by the Indiana Department of Workforce Development). McCarthy-Sessing further noted the lowest unemployment rate in the State as of December, 2008 was DuBois County in Jasper, Indiana at 4.8%. McCarthy-Sessing stated the main industry in Jasper is furniture manufacturing.

Discussion ensued as to the part of the unemployment rate of Kosciusko County residents that comes from those residents being employed in another county, noting 4,600 residents work outside of Kosciusko County.

In the Matter of KDI Update Continued:

McCarthy-Sessing stated KDI is currently working on the request from the Redevelopment Commission to compile any and all economic or community studies available. McCarthy-Sessing also stated KDI is updating the 2005 County report with 2008 figures and also updating their industry directory for the County. Courtney noted the importance of not focusing on solely the orthopedic industry and still including industries such as agriculture.

McCarthy-Sessing presented a report to the Redevelopment Commission informing them KDI has started a planning process to help guide the organization's work. McCarthy-Sessing stated John Boal from Grace College arranged for a facilitator to guide their meeting on October 29, 2008. Sessing also stated during that meeting important issues were identified and the following subcommittees were formed:

- ❖ Funding;
- ❖ Focus/Priorities;
- ❖ Full time Director;
- ❖ Position as Point/Hub for Economic Development activity; and
- ❖ Tackle complacency, diversification of existing business.

McCarthy-Sessing stated an initiative has been formed through BioCrossroads, a central Indiana organization to promote the life sciences in Indiana; and also BioCrossroads was put together by the Central Indiana Corporate Partnership. McCarthy-Sessing noted BioCrossroads, through a grant funded by the Lilly Endowment, Inc., took on the formulation of a strategic plan for Indiana's orthopedics sector by engaging the State, its colleges, etc. to assist with its research. McCarthy-Sessing further noted roundtable meetings were held to discuss quality of life, recruitment and retention issues facing the Warsaw community as well as education and workforce development professionals' views of the region. McCarthy-Sessing also noted KDI is anticipating that sometime in April, 2009, a preliminary report from BioCrossroads will be available that will make specific recommendations with targeted funding strategies on ways to support and enhance the assets that Indiana brings to the orthopedics industry.

McCarthy-Sessing stated KDI, in conjunction with the Chamber of Commerce is working on an agriculture summit to work with the Indiana Department of Agriculture and the Purdue Extension office.

In the Matter of Time Change for Meeting Dates:

Bruce Woodward stated Commissioner President, Bob Conley, has expressed an interest in attending the Redevelopment Commission meetings and requested the time or day of the meeting be changed so he can attend.

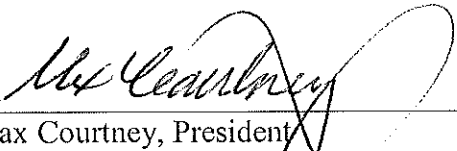
Woodward then noted Conley requested a Redevelopment Commission member attend the Commissioners Meetings to update the Commissioners on the Redevelopment Commission activities.

The time change of the meeting dates was tabled until the March 12, 2009 meeting in order to check the availability of the Old Courtroom.

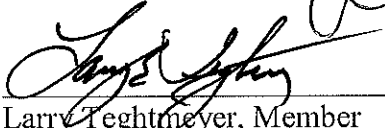
In the Matter of Claypool/Dreyfus Railroad Issue:

Ron Robinson, County Administrator, stated there would be a meeting that evening (February 12, 2009) at the Lions Club Building in Claypool to discuss INDOT's County Road 700S project which initially requested to raise the viaduct for the railroad and add an additional east-west track going into the Dreyfus plant. Robinson then stated there would also be a discussion on an additional track to tie into the north-south Norfolk-Southern Railroad tracks. Robinson added there would also be discussion on changing the intersection of State Road 15 and County Road 700S.


Being no further business, the meeting was adjourned.



Max Courtney, President



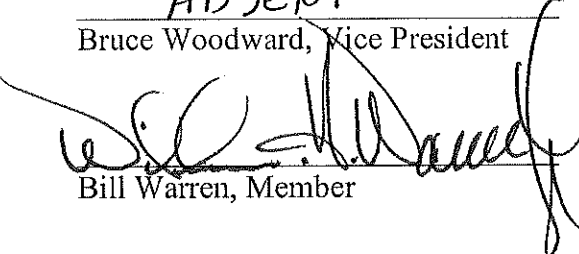
Larry Teghtmeyer, Member



Henry DeJulia, Member

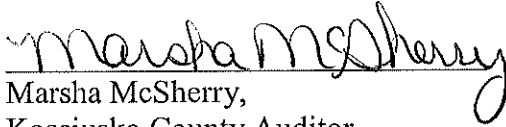
ABSENT

Bruce Woodward, Vice President



Bill Warren, Member

Attest:



Marsha McSherry,
Kosciusko County Auditor

KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION

Courthouse, Old Courtroom

Thursday, May 14, 2009

The Kosciusko County Redevelopment Commission met at 9:00 AM on Thursday, May 14, 2009, in the Old Courtroom, Kosciusko County Courthouse. Members present included: Max Courtney, Larry Teghtmeyer, Bill Warren and Henry DeJulia. Also present for the meeting was School Board President, Ron Yeiter, County Auditor, Marsha McSherry, County Administrator, Ron Robinson, and Joy McCarthy-Sessing, KDI.

President Max Courtney called the meeting to order and the February 12, 2009 minutes were approved as presented.

In Old Business:

In the Matter of Update on Western Corridor:

Bill Warren noted he and Bruce Woodward previously gathered maps and information on the Western Corridor but did not have an opportunity to provide a summary with Woodward being injured in an accident.

In the Matter of KDI Update:

Joy McCarthy-Sessing, President of KDI, presented a listing of studies and/or reports that have been completed with regard to the entire County, and also reports done for individual cities or towns. McCarthy-Sessing noted all of the towns were contacted and some did not have any reports or information to provide; others have reports that will be submitted upon their completion. McCarthy-Sessing stated the Michiana Advantage is a report on the region that includes St. Joseph, Elkhart, Marshall and Kosciusko Counties and Barrien, St. Joseph and Cass Counties in Michigan. McCarthy then mentioned this year's wage and benefits survey done by KDI every two (2) years.

Ron Yeiter questioned whether the reports were available on-line. McCarthy-Sessing responded only the reports on water quality were available on-line. Henry DeJulia noted the comprehensive plan for the Town of Syracuse is available on-line. DeJulia also noted the plan was done in 2006 with the economic development portion completed in 2008.

DeJulia questioned whether the older reports would be considered valuable or outdated and irrelevant. President Max Courtney noted older reports can be valuable to see which projects were implemented and which projects did not work. DeJulia also questioned if there was a master infrastructure plan within the County. Larry Teghtmeyer responded there were transportation studies and a sewer plan from the 1990s. McCarthy-Sessing responded also that the sewer plan, although it is an older report, is thought to be valuable.

Courtney questioned whether to first look at which companies to entice to relocate in the County or what area would be best for that relocation. DeJulia felt that working on both aspects at the same time is best. McCarthy-Sessing noted KDI is looking into updating the 1984 Targeted Industry Development Program initially done for the Chamber of Commerce to help with finding the industry and/or businesses that would be best for the County.

Warren suggested each Commission member take a report from the KDI list and review the report and give a summary at the next meeting:

In the Matter of KDI Update Continued:

- ❖ Warren further noted he would concentrate on the sewer plan report since that would tie into the direction that he and Bruce Woodward were looking into. Teghtmeyer added the County wide sewer plan was comprehensive, outlining costs and feasibility.
- ❖ DeJulia noted he would like to review the 1984 Battelle study.
- ❖ Teghtmeyer then noted he would like to take the community assessment and Michiana Advantage reports for further review.
- ❖ Yeiter stated he would like to work on the Syracuse Comprehensive plan.
- ❖ Courtney then stated he would take the rural business opportunity grants for further review.

Warren suggested looking into the President's stimulus package and what may be available for the County through that package. DeJulia then suggested using MaCog even further for stimulus monies or any other grant monies available. Teghtmeyer expressed concern whether the County is missing out on possible grant opportunities.

McCarthy-Sessing noted with regard to the stimulus package monies; those monies are mainly for transportation and substandard housing with many requirements to be met to be eligible. DeJulia explained with regard to the stimulus funding, there is a detailed application process with many requirements to be met especially for funding for roads with only specific major roads qualifying.

DeJulia questioned County Administrator, Ron Robinson, regarding information MaCog has on the County namely, economic development, infrastructure, transportation, etc. Robinson responded MaCog has amassed a great deal of information including traffic counts for the State and County, bridge information, and trail system information. Robinson noted the County recently applied for road/vehicle stimulus monies for Old Road 30 from US 30 to the east county line and from County Road 350W to the west county line.

Discussion ensued as to the restrictions placed on state and/or stimulus money when used for roadways. Discussion further ensued regarding the roadwork and the restrictions/studies to be done on Old Road 30 roundabouts and paving Old Road 30.

Courtney felt the Commission should look at what opportunities are available before applying for grant monies. Courtney also felt first the need to bring additional jobs to the County was most important then get the infrastructure set in place.

In New Business:

In the Matter of Rural Business Opportunity Grants:

Courtney noted through the Rural Business Opportunity Grants, the maximum grant for a project serving a single state is \$50,000 and the maximum grant for a project serving two or more states is \$150,000. DeJulia stated he previously obtained funding through the RBEG grant where grant monies were used to fund "unique" businesses that traditional lenders might not consider.

In the Matter of John Boals-Grace College Speaker:

Courtney noted for the record that John Boals from Grace College was not present to speak at the meeting.

In the Matter of Biocrossroads Orthopedic Study Update:

McCarthy-Sessing stated she attended a meeting wherein the Lily Foundation gave money to Biocrossroads to fund a study into the orthopedics industry. McCarthy-Sessing noted 33% of all orthopedic implants for the world are made in Warsaw. McCarthy-Sessing then stated the study also revealed features that are lacking in the community such as:

- Shortage of skilled labor;
- Transportation infrastructure;
- Airline transportation;
- Cultural amenities and educational options for children;
- No day care
- Private schools, no catholic high school
- Theater or arts however sporting activities were available

McCarthy-Sessing noted Biocrossroads suggested forming two (2) groups: INorthonet, which is already in place with the other group being Orthoworx. McCarthy-Sessing then stated the Orthoworx group would look into a Warsaw-based regionally focused initiative, designed to engage, promote and support the assets of the orthopedic sector and link shared business and community interests within the region.

McCarthy-Sessing further noted the communities' positive points presented by the Biocrossroads group:

- High quality of living for a relative low cost;
- Midwest values and amenities embraced and enhanced;
- Great entrepreneurial spirit

Courtney expressed concern with attracting and retaining younger residents noting there may be a need to become more cosmopolitan. Courtney noted the housing opportunities are numerous in Warsaw and their quality is one aspect that keeps residents in the County.

Teghtmeyer questioned where an organization or city would go to find out about Lily Grant monies available. McCarthy-Sessing responded a group or organization would need to go to the Lily Foundation and present a plan or idea for a grant. Teghtmeyer further expressed concern regarding the full use of the Redevelopment Commission and it being a "full time position" and efforts should be increased to maximize the worth of the County.

Courtney noted the need for MaCog to attend a meeting and discuss funding options available to the County. Courtney further noted he would also like to invite the companies with abatements to report on their status regarding their abatements. Courtney stated he would like to see the SB-1 forms for the abatement companies before inviting the company to the meeting.

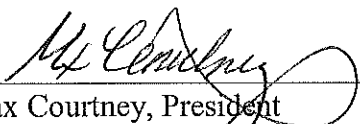
Discussion ensued regarding the amenities and benefits of the community. Further discussion was held on different businesses, etc. that may enhance the community.

In other matters:

Yeiter stated the new Superintendent for Warsaw Community Schools will come into Warsaw next week to tour the schools and meet with administrators.

Discussion ensued regarding the WCS system adding new programs such as Project Lead the Way and extolling the virtues of the school system despite school scores received from the State.

Being no further business, the meeting was adjourned.



Max Courtney, President



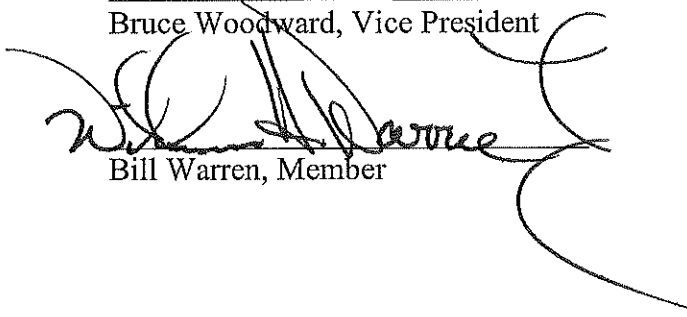
Larry Teghtmeyer, Member



Henry DeJulia, Member

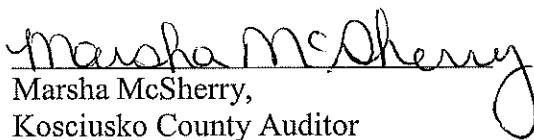
Absent

Bruce Woodward, Vice President



Bill Warren, Member

Attest:



Marsha McSherry,
Kosciusko County Auditor

KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION

Courthouse, Old Courtroom

Thursday, June 11, 2009

The Kosciusko County Redevelopment Commission met at 9:00 AM on Thursday, June 11, 2009, in the Old Courtroom, Kosciusko County Courthouse. Members present included: Max Courtney, Bruce Woodward, Larry Teghtmeyer, Bill Warren and Henry DeJulia. Also present for the meeting was School Board President, Ron Yeiter, County Auditor, Marsha McSherry, County Administrator, Ron Robinson, and Joy McCarthy-Sessing, KDI.

President Max Courtney called the meeting to order and the May 14, 2009 minutes were approved as presented.

In Old Business:

In the Matter of KDI Update:

Joy McCarthy-Sessing, President of KDI, stated at its May 27, 2009 meeting, the KDI Board of Directors voted to change the organization's structure. McCarthy-Sessing then stated the Board established the following committees to work on goals set forth in their monthly meetings:

- ❖ Executive Committee;
- ❖ Retention Committee;
- ❖ Marketing and Attraction Committee;
- ❖ Infrastructure Committee; and
- ❖ Communications Committee.

McCarthy-Sessing noted there is an upcoming joint meeting between KDI and the Chamber of Commerce on June 24, 2009 at 12:00p.m. at the new Ivy Tech Orthopedic Advanced Manufacturing Training Center located in McElroy Hill Business Park. McCarthy-Sessing further noted John Stafford from IPFW Community Development Department will be presenting statistical updates for Kosciusko County.

McCarthy-Sessing later presented a copy of the KDI Annual Report to the Redevelopment Commission for their review.

In the Matter of Report Summaries on KDI Studies:

This matter was tabled until the July 9, 2009 meeting.

In the Matter of Invitation to Dr Hintz, Superintendent of Warsaw Community Schools:

Ron Yeiter noted he extended an invitation to Warsaw Community School Superintendent, Dr Hintz, to attend a Redevelopment Commission meeting. Yeiter noted Dr Hintz will be available for the July 9, 2009 meeting.

In New Business:

In the Matter of MACOG Presentation by Sandy Seanor:

Sandy Seanor stated MACOG stands for Michiana Area Council of Governments consisting of St Joseph, Elkhart, Marshall and Kosciusko Counties. Seanor presented pamphlets and handouts and discussed different projects where MACOG is involved. The following items were highlighted by Seanor:

- ❖ MACOG is a metropolitan planning organization and is required to exist where federal funds are available for public transit or highway projects.
- ❖ MACOG's goal is to facilitate government grants to obtain funds.
- ❖ MACOG houses the St. Joseph River Basin focusing on the water quality in and around the St. Joseph river basin.
- ❖ MACOG operates Heart City Rider and Goshen Transit Service that are two (2) 24/7 transit systems in Elkhart and Goshen. MACOG also operates the Interurban Trolley which is a fixed route portion of the transit service, where Heart City is an on-demand system subsidized through private cab companies.
- ❖ Provides Bike and Trail Facilities map. These maps list bike and pedestrian trails throughout Elkhart, St. Joseph, Marshall and Kosciusko Counties. MACOG also works with communities on bike safety.
- ❖ MACOG works with GIS in Kosciusko County as well as the other counties in MACOG noting this information is important when companies and their development site analyst are looking at an area to relocate to. MACOG also created a link with economic development information that can be placed on the county's website.
- ❖ MACOG works with the (4) counties on their transportation improvement program. Among other facets, this program includes roundabouts at qualifying intersections that have a mix of truck traffic and intersections that have enough room for a roundabout. MACOG staff is familiar with INDOT and federal highway regulations and uses that knowledge in compiling financial aid reports for projects to obtain Federal funding.
- ❖ Noted approximately 98% of all projects that went through MACOG received funding due to due diligence by MACOG to follow regulations and also getting those projects implemented.
- ❖ MACOG also completes traffic counts in the four (4) counties that can be useful to commercial or retail establishments looking to relocate in an area. Vehicle classification traffic counts are also done and can be useful to commercial businesses. MACOG also has access to the State database used to gather information on accident rates and types of accidents for an intersection.
- ❖ MACOG will be working on a long-range transportation plan for Kosciusko County.
- ❖ MACOG will help each of its counties formulate comprehensive economic development strategies to aid with each county's long-range plans.
- ❖ MACOG will be holding a "Complete Streets Livable/Walkable Communities Workshop" on July 8, 2009 at the Ironworks of Mishawaka building in Mishawaka.

In the Matter of MACOG Presentation by Sandy Seanor Continued:

- ❖ MACOG also completes traffic studies for the State on “local functioning classified roads” which may or may not be State roads. The “local functioning classified roads” are the only roads that can receive any federal stimulus funding. Those classifications are based on traffic counts as well as the type of vehicles traveling on those roads.

The following discussions were held regarding MACOG:

- ❖ Henry DeJulia requested how to find information on spendable income for an area for a specific timeframe like Syracuse in the summer months. DeJulia would like to use this information to attract businesses to the Syracuse area. Seanor noted she will have one of the MACOG staff look into finding that information. Seanor also suggested a traffic count study be done in Syracuse in the summer versus winter.
- ❖ Discussion ensued regarding the “comprehensive economic strategy” for Kosciusko County as well as the communities within the County. Further discussion ensued regarding amenities that attract industry and business as well as the people relocating to an area. These amenities include bike and pedestrian paths.
- ❖ Discussion was held regarding a lost orthopedic training center in Kosciusko County due to not having an airport to service large aircraft and the need for a common destination for existing businesses.
- ❖ Discussion was held whether MACOG suggests projects to communities that would be beneficial versus MACOG doing solely what is asked of them.

Seanor concluded with a discussion on the use of consulting firms where those firms ask the county or community to complete a “feasibility study” in order to receive federal funding. Seanor warned against completing these studies since MACOG completes the work ahead of time for a project, adding a “feasibility study” is not needed.

Larry Teghtmeyer questioned how to go about adding a bike/pedestrian path when State Road 15 is widened to four (4) lanes from Warsaw to Leesburg. Seanor noted MACOG can help with that process if the project has not been finalized.

In the Matter of 2010 Budget:

President Max Courtney suggested the budget for 2010 be set the same as the 2009 budget in the amount of \$15,200.

Motion: Larry Teghtmeyer

To: Accept the 2010 budget at \$15,200 as presented.

Second: Bruce Woodward

Ayes: 5 Abstain: 0

Motion Carried


In the Matter of Real Estate Abatements:

The matter was tabled until the July 9, 2009 meeting.

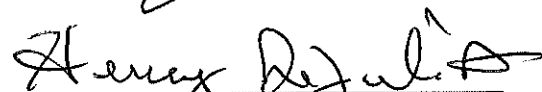
Being no further business, the meeting was adjourned.




Max Courtney, President



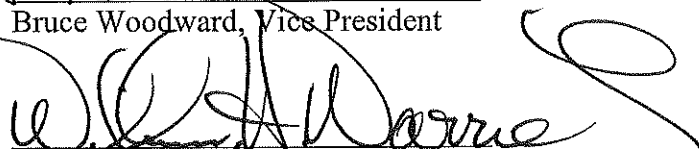
Larry Teghtmeyer, Member



Henry DeJulia, Member

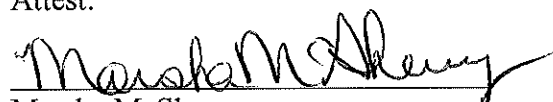


Bruce Woodward, Vice President



Bill Warren, Member

Attest:



Marsha McSherry,
Kosciusko County Auditor

KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION

Courthouse, Old Courtroom

Thursday, August 13, 2009

The Kosciusko County Redevelopment Commission met at 9:00 AM on Thursday, August 13, 2009, in the Old Courtroom, Kosciusko County Courthouse. Members present included: Max Courtney, Bruce Woodward, Larry Teghtmeyer, Bill Warren and Henry DeJulia. Also present for the meeting was School Board President, Ron Yeiter, County Auditor, Marsha McSherry, County Administrator, Ron Robinson, Joy McCarthy-Sessing, KDI, Bill Holder, GIS Director, and Dr Craig Hintz, Warsaw Community Schools Superintendent.

President Max Courtney called the meeting to order and the June 11, 2009 minutes were approved as presented.

In Old Business:

In the Matter of Report Summaries on KDI Studies:

Henry DeJulia reported on the 1984 Batelle study for the Warsaw Chamber of Commerce. DeJulia summarized the key points of the study:

- ❖ Major facet of the study was Warsaw, with an examination of resources and comparative advantages as opposed to a larger economic area.
- ❖ Warsaw was considered best for industries in high technology as well as a wide range of traditional industries.
- ❖ Strengths in the area were architectural structure, population, education and innovation.
- ❖ Weaknesses in the area were high taxes, old industry and unfriendly unions.

DeJulia felt the study gave the County the information they wanted to hear and there was not any new information provided at the time of the study.

Discussion ensued regarding what businesses were in the County at the time of the Batelle study. Bruce Woodward felt the study may have helped precipitate the rezoning for the Western Corridor.

Bill Warren reported on the Jones & Henry report on county-wide sewers. Warren summarized the key points of the study:

- ❖ Study looked at the feasibility of building new sewer plants as well as the expansion of current facilities.
- ❖ Study estimated the population growth of communities and looked at whether that community would be best suited for a new sewer plant or route to an existing plant.
- ❖ Study looked at lake areas suggesting the Barbee chain be connected to Tippecanoe then connected to Chapman then finally to the City of Warsaw.

Warren spoke with Bill Holder, GIS Director, and Matt Sandy, Assistant Area Plan Director and requested they design a map outlining sewer lines for the different facilities in the entire County. Warren noted he would also like to do the same map design adding water lines, fiber optic lines and broadband lines.

In the Matter of Report Summaries on KDI Studies Continued:

Holder presented a map indicating sewer lines created from information obtained from Sandy and Area Plan Commission as well as cities and towns within the County. Holder noted information was gathered from the City of Warsaw and the Town of Syracuse as well as the 1994 Jones & Henry report. Holder stated information regarding sewer discharge was also gathered from IDEM. Holder further noted the possibility exists that Kosciusko County could become a resource for the towns within the County who may want to map their sewer systems more accurately.

Max Courtney commended Holder on the work involved in gathering the information and preparing the map of sewer lines. Courtney noted the map will be a helpful tool to existing and potential businesses.

Bruce Woodward recently toured the County visiting remote lakes in the southwest portion of the County and noted significant development in those areas. Woodward noted this kind of map may be useful in developing these areas as well.

Discussion ensued regarding different residential areas and installing a sewer system for those areas. Warren noted thirty-four (34) areas were shown in the report as having sewer systems varying in size.

Courtney reported he was to review the Rural Development Grant and had spoken with Henry DeJulia as DeJulia has experience with grants. Courtney requested DeJulia write up an overview of the grant. Courtney noted DeJulia will present the overview of the Rural Development Grant at a future meeting.

In the Matter of Dr Hintz, Superintendent of Warsaw Community Schools:

Ron Yeiter introduced Dr Craig Hintz, Superintendent of Warsaw Community Schools. Hintz thanked the Commission for the opportunity to meet with them. Hintz shared his background and experience working in Iowa, Minnesota and Indiana public schools. Hintz spoke of his beliefs and his outlook for the Warsaw schools. Key points Hintz addressed included:

- ❖ His belief in honoring culture and the past of the community thereby not changing things right after getting into the office.
- ❖ His belief that Warsaw has great opportunities and he would like to give some stability to the superintendent position by building relationships and trust within the school corporation.
- ❖ His belief that “marketing” schools is important and researching the reasons some parents chose not to send their children to the Warsaw schools.
- ❖ His drafted work plan for 2009 – 2010 school year based on meetings with the administration and school board.
- ❖ Plans for reopening Claypool Elementary and the building projects in progress for Jefferson, Madison and Leesburg Elementary schools with the hope that attendance boundaries be established by December, 2009.
- ❖ The obligation to provide a first-class education to each and every student.

In the Matter of Dr Hintz, Superintendent of Warsaw Community Schools Continued:

Hintz ended with a quote he has taken with him through his career – “The best way to predict the future is to create it”.

Bruce Woodward noted he was impressed with Dr. Hintz’ presentation. Woodward expressed concern that students feel they are not prepared for college even with high ISTEP scores. Woodward also noted a school can serve as a community center in smaller communities like Silver Lake and Claypool.

The Commission thanked Hintz for taking the time to come to the meeting.

In New Business:

In the Matter of Annual TIF Analysis – Dreyfus (Clay Township) and Maple Leaf (VanBuren Township):

President Max Courtney stated it was determined there is no excess value that may be allocated to other taxing units in the Dreyfus and Maple Leaf TIF areas. Courtney noted a letter stating the above was signed and given to the County Auditor and County Council.

In the Matter of Lessons for Orthopedic Industries Seminar:

President Max Courtney stated there will be a seminar on September 11, 2009 titled Lessons for Orthopedic Industries featuring local speakers from Zimmer, DePuy, Biomet, etc. Courtney noted the cost is \$70 per person. Joy McCarthy-Sessing further noted the seminar is in conjunction with a report completed by BioCrossroads for Lilly Foundation to aid with work in the community as it relates to the orthopedic industry.

Motion:	Larry Teghtmeyer	To: Provide funding for registration fee
Second:	Henry DeJulia	for all Commission members to attend
Ayes:	5	Abstain: 0
Motion Carried		Lessons for Orthopedic Industries seminar.

In the Matter of Federal Stimulus Monies:

Ron Robinson, County Administrator, stated the County will be receiving \$3 million in Federal stimulus money to rebuild Old Road 30 from county line to county line with the exception of the roundabouts. Robinson noted the County is realigning the roundabouts due to the economy and eliminated the roundabout at County Road 350W. Robinson stated there will still be roundabouts at Zimmer Road and Fox Farm Road. Robinson further noted that due to the potential increased traffic from the new Madison Elementary and Ivy Tech, the County is requesting the State of Indiana look into upgrading Fox Farm Road.

Discussion ensued regarding traffic and rebuilding Fox Farm Road.

In the Matter of Warsaw Schools Construction:

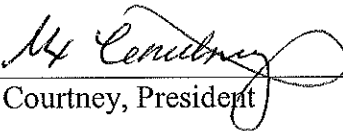
Ron Yeiter expressed concern with the economy in Kosciusko County and noted neighboring counties are getting more publicity but Kosciusko County is still suffering.

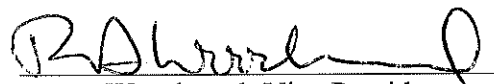
In the Matter of Warsaw Schools Construction Continued:

Yeiter recognized there is concern with the cost of the construction projects and stated the school board is attempting to look to the future.

Further discussion ensued regarding the County's economy. DeJulia noted Syracuse is seeing more homeless people and families. Teghtmeyer added the economic impact will continue to be felt for the next two (2) to three (3) years, making it difficult to maintain current services. Courtney expressed the need to continue to look for ways to create new jobs in the County.

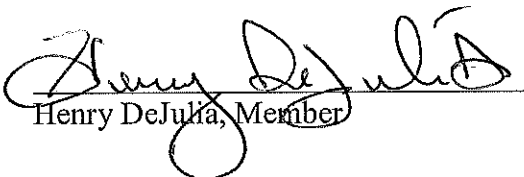
Being no further business, the meeting was adjourned.


Max Courtney, President

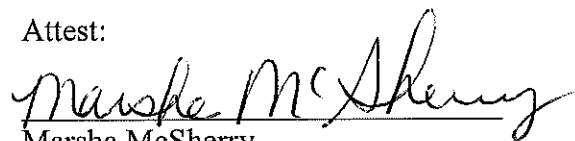

Bruce Woodward, Vice President

Larry Teghtmeyer, Member

Bill Warren, Member


Henry DeJulia, Member

Attest:


Marsha McSherry,
Kosciusko County Auditor

KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION

**Courthouse, Old Courtroom
Thursday, September 10, 2009**

The Kosciusko County Redevelopment Commission met at 9:00 AM on Thursday, September 10, 2009, in the Old Courtroom, Kosciusko County Courthouse. Members present included: Max Courtney, Bruce Woodward, and Henry DeJulia. Also present for the meeting was School Board President, Ron Yeiter, County Auditor, Marsha McSherry, and Joy McCarthy-Sessing, KDI.

President Max Courtney called the meeting to order and the August 13, 2009 minutes were approved as presented.

In Old Business:

In the Matter of Report Summaries on KDI Studies:

Ron Yeiter reported on the 2006 Syracuse Comprehensive Plan that updated a Ball State study from 2000. Yeiter summarized the key points of the study:

- ❖ Issues addressed in the study included: land use, transportation, infrastructure, annexation, housing, environment, community facilities, Wawasee Village, downtown revitalization, and industrial expansion.
- ❖ State Road 13 and the railroad tracks were mentioned reiterating their importance to the Syracuse area.
- ❖ The report noted the village area (south of RR tracks) versus the downtown area (north of RR tracks) and how best to revitalize those areas.
- ❖ The report stated the population of Syracuse is stable but an issue exists regarding growth.
- ❖ Also stated a problem with annexation. Henry DeJulia noted annexation is not solicited by the Town but done by taxpayer request. DeJulia further noted approximately 450 homes are provided sewer and water that are unincorporated and not annexed into the Town of Syracuse.
- ❖ A western truck route was discussed in the study and DeJulia commented that option is both expensive and difficult to accomplish.
- ❖ The greenway was also discussed noting it was mentioned as a way to tie into downtown revitalization.
- ❖ DeJulia noted a revolving loan plan is in effect along with a housing loan program to aid residents having difficulty paying their mortgages.
- ❖ Area discussed on the north side of Syracuse at State Road 13 and US 6 that is in a TIF area. The Town is looking to provide sewer and water to the area to prepare for potential business (opportunities or growth).
- ❖ The study expressed concern with decreased enrollment in Wawasee schools. DeJulia noted 60-70% of lake homes are not occupied year round therefore; those students are not sent to Wawasee schools. Another reason for decreased enrollment is the loss of 500+ jobs in the area.
- ❖ Yeiter noted many good ideas in the study however; lack of funding is an issue with implementing those ideas.

In the Matter of Report Summaries on KDI Studies Continued:

- ❖ DeJulia stated the Town is working to integrate the town and village areas with decorative lights, banners, trees, and signs.

Bruce Woodward discussed the 1948 master plan for the City of Warsaw noting how facets of a plan can be implemented and others can be dismissed.

In the Matter of BioCrossroads Report:

Joy McCarthy-Sessing, KDI, stated she received the BioCrossroads report that will be discussed at a seminar on September 11, 2009 titled Lessons for Orthopedic Industries featuring local speakers from Zimmer, DePuy, Biomet, etc. McCarthy-Sessing noted the report makes recommendations for the City of Warsaw and Kosciusko County on improving the amenities within the City and County to best suit and attract incoming employees from the orthopedic companies. The report detailed seven (7) initial focus areas to explore:

- ❖ Branding and awareness;
- ❖ Community enhancement;
- ❖ Education;
- ❖ Talent and workforce Development;
- ❖ Transportation and logistics;
- ❖ Industry/technical support enterprises; and
- ❖ College and research university engagement.

Discussion ensued on information within the BioCrossroads report and how to utilize that information in the community.

Discussion continued on the lack of demand to support additional restaurants, retail and commercial air service, all items mentioned in the report that Kosciusko County is lacking.

McCarthy-Sessing expressed concern with a company that was looking to relocate to Kosciusko County and due to the high price of vacant land, decided to build its facility in an adjacent county.

In New Business:

In the Matter of Future Direction of Redevelopment Commission and Kosciusko County:

President Max Courtney requested input from the Commission on future direction of the Commission and Kosciusko County. Henry DeJulia suggested meeting with neighboring counties to discuss possible solutions and/or marketing strategies.


Courtney reiterated his previous thoughts that the focus cannot be solely on the orthopedic industry but to include other industries either supporting or independent of the orthopedic industry.

Joy McCarthy-Sessing noted two (2) Kosciusko County businesses, Orthopediatrics and Orthoscopic Solutions were two (2) of fifty (50) companies recognized as up and coming businesses to watch in Indiana.

In the Matter of Future Direction of Redevelopment Commission and Kosciusko County Continued:

Courtney suggested hosting a soirée (or meeting) with small groups throughout the County to discuss certain topics, share ideas and gather new perspectives regarding the community's future.

Being no further business, the meeting was adjourned.


Max Courtney, President

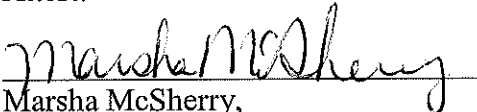

Bruce Woodward, Vice President

Absent
Larry Tegtmeyer, Member

Absent
Bill Warren, Member


Henry DeJulia, Member

Attest:


Marsha McSherry,
Kosciusko County Auditor

KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION

Courthouse, Old Courtroom

Thursday, October 8, 2009

The Kosciusko County Redevelopment Commission met at 9:00 AM on Thursday, October 8, 2009, in the Old Courtroom, Kosciusko County Courthouse. Members present included: Bill Warren, Larry Tegtmeyer and Henry DeJulia. Also present for the meeting was County Administrator, Ron Robinson and County Auditor, Marsha McSherry.

Bill Warren called the meeting to order and the September 10, 2009 minutes were approved as presented.

In Old Business:

In the Matter of Report Summaries on KDI Studies:

All KDI reports have been reviewed.

In New Business:

In the Matter of Syracuse Economic Development:

Henry DeJulia stated the Economic Development Administration reviewed the Town of Syracuse's application wherein the Administration asked the Town to increase the requested amount to \$2.1 million. DeJulia explained the Administration requested the Town install water and sewer not only up to the industrial park but also within the park. DeJulia noted the industrial park is not within Kosciusko County but is in Elkhart County, just south of US 6 on the east and west of State Road 13. DeJulia stated work is being done on engineering to clear up water routing issues and there also may be a need to purchase easements to run water and sewer to the industrial park.

Bill Warren asked whether affordable housing existed in the area to accommodate future employees within the industrial park. DeJulia responded the area is lacking affordable housing although there are lots within existing subdivisions available as well as other vacant ground. DeJulia also noted there are many vacant buildings available in the Syracuse area for potential business. DeJulia then stated Technical Services is a business that is expanding with plans to add a new building and employees.

Discussion ensued regarding the status of Dana Corporation located in Syracuse. DeJulia noted other businesses are still open and working with reduced staff.

DeJulia stated work is being done with the CVB to market the Syracuse area to potential businesses. DeJulia noted the CVB is working on developing signage to be placed in various locations to better market the County, as well as the Syracuse area.

Discussion then turned to Federal stimulus monies received by different areas and projects allowed with Federal stimulus monies.

In the Matter of 2010 Economic Plan for Kosciusko County:

Warren and DeJulia suggested contacting existing businesses to obtain their needs and determine if any further support is needed from the County. Both agreed taking care of existing businesses is just as important as cultivating new business.

Discussion ensued regarding the process of making land “shovel ready” for potential business/industry then marketing that land as “shovel ready”.

Warren questioned whether the Redevelopment Commission can assist the Highway Department in keeping the roads in good shape. Discussion followed with regard to the decline in funding received by the County Highway Department. Larry Teghtmeyer concurred about the condition of County roads, noting the only solutions that exist are tax increases at the State level or a County wheel tax. Teghtmeyer then noted the County is supplementing the Highway Department more each year to maintain County roads.

Discussion ensued regarding property taxes and the effect of the State legislature on property taxes.

Warren requested the members choose one (1) or two (2) items for the Commission to accomplish in 2010. Both Warren and Teghtmeyer agreed that a lot of good information and ideas have been gathered, but it is time to focus on a feasible project.

In the Matter of 2009 payable 2010 Tax Billing:

County Auditor, Marsha McSherry, stated the County Assessor and Auditor are currently working on certifying values for 2009 payable 2010 taxes. McSherry noted this will be the second billing in a row that the County has on-time property tax billing.

Being no further business, the meeting was adjourned.

Absent

Max Courtney, President



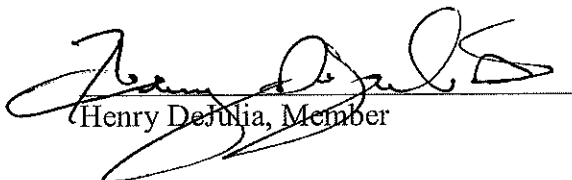
Larry Teghtmeyer, Member

Absent

Bruce Woodward, Vice President

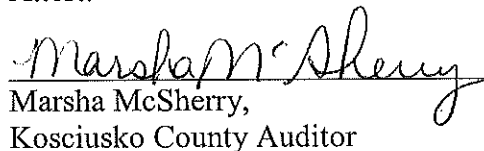


Bill Warren, Member



Henry DeJulia, Member

Attest:



Marsha McSherry,
Kosciusko County Auditor

KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION

Courthouse, Old Courtroom

Thursday, November 12, 2009

The Kosciusko County Redevelopment Commission met at 9:00 AM on Thursday, November 12, 2009, in the Old Courtroom, Kosciusko County Courthouse. Members present included: Max Courtney, Bruce Woodward, Bill Warren, Larry Tegtmeyer, Henry DeJulia and Ron Yeiter. Also present for the meeting was County Administrator, Ron Robinson, County Auditor, Marsha McSherry and Joy McCarthy-Sessing, KDI and KDI members, Wayne Luchenbill, Jim Tinkey, Jo Paczkowski and Greg Maxwell.

Max Courtney called the meeting to order and the October 8, 2009 minutes were approved as presented.

In Old Business:

No old business was brought before the Commission.

In New Business:

In the Matter of KDI Retention Committee Update:

President Max Courtney welcomed KDI members in attendance and turned the floor over to them for their presentation regarding business retention and attraction.

Wayne Luchenbill, KDI, presented the following update to the Redevelopment Commission:

- ❖ Overview of November, 2008 meeting – through strategic planning meetings, four (4) committees were formed to better promote the economic development of Kosciusko County: Retention Committee; Marketing and Attraction Committee; Infrastructure Committee; and Communications Committee plus an overseeing Executive Committee.
- ❖ Jim Tinkey reported on the Retention Committee in regards to issues businesses are facing. Tinkey stated one (1) focus of the committee is to communicate with the existing smaller companies on a regular basis.

Henry DeJulia then asked how KDI views small businesses. Tinkey stated the small business is what drives the economy and employment. DeJulia concurred with Tinkey about the importance of the small business in our community.

Joy McCarthy-Sessing stated KDI has many small business programs available like a loan program with a \$40,000 limit. Tinkey noted there are currently three (3) loans outstanding.

Tinkey noted two-thirds of the companies in the County employ 30 or less employees and communication with those businesses is very important. DeJulia suggested a county-wide plan to communicate with small and large businesses in the County in a timely manner.

In the Matter of KDI Retention Committee Update Continued:

Bruce Woodward expressed the importance of working with companies to find out what suppliers they use and if those suppliers can be found locally to support and stimulate the local economy.

McCarthy-Sessing noted the Retention Committee contacts companies to obtain their needs and concerns and also to determine how the economy is affecting their business.

Council Member Bob Sanders noted KDI could do more with additional funding but to receive additional funding, a value must be proven. Sanders believed the funding will need to come from the private sector and/or the government.

Woodward then noted the County has lost businesses to other counties for various reasons such as, price of ground, lack of infrastructure and lack of work force. Woodward questioned what the Commission can do to help KDI and the community.

Tinkey mentioned KDI has an executive database called the "Executive Pulse" where each business' information is entered. Tinkey admitted this database is not used as much as it could be and perhaps the database would help with networking and helping companies with their individual needs.

Tinkey referenced Grace College's internship program noting interns could be utilized for data entry, etc. Tinkey noted KDI would like to use this program more. Jo Paczkowski from KDI stated those interns could also be used to help small businesses with marketing or business plans.

DeJulia questioned whether executive roundtable discussions could be used to identify concerns or issues companies have. DeJulia also noted those discussions could be used as a networking opportunity for all businesses throughout the community.

Luchenbill invited the members of the Redevelopment Commission to the next Retention Committee meeting on January 27, 2010 at the Chamber of Commerce office.

Larry Teghtmeyer noted the Redevelopment Commission does not want to duplicate projects that KDI may already be working on, like communicating with area businesses. Teghtmeyer expressed his desire to have an economic development director for the entire county. Teghtmeyer referenced the initiatives set up by OrthoWorx and noted the Redevelopment Commission and KDI should be involved in each one of those initiatives. Teghtmeyer strongly felt there is much more work to be done.

Paczkowski concurred with Teghtmeyer noting KDI board members are also frustrated with the progression of KDI but feel the forming of the committees will allow for KDI to accomplish more. Paczkowski added there are many volunteers working on the KDI committees; however everyone involved also works full time and cannot commit more time.

In the Matter of KDI Marketing and Attraction Committee Update:

Greg Maxwell of KDI reiterated that the smaller committees will enable KDI to accomplish more throughout the County. Maxwell noted the marketing committee is looking into how to market to site selectors for potential businesses. Maxwell expressed the desire of the committee to become proactive instead of solely reactive if a company contacts KDI.

Bill Warren expressed concern with not having shovel ready land available for potential companies. Maxwell noted his committee would like to research the cost of locating a business in our County versus another county. McCarthy-Sessing responded the majority of companies looking to locate in our County would like to have the property “shovel ready” with utilities, broadband and proper zoning. McCarthy-Sessing stated some of the issues that potential companies have with our County are the high cost of land and high tax rate. McCarthy-Sessing noted the existing vacant buildings in the County are not very attractive to potential companies. McCarthy-Sessing reiterated the importance of properties having broadband capabilities.

Maxwell extended an invitation to the Redevelopment Commission to join KDI or to encourage other community members to become involved with KDI.

Teghtmeyer reiterated his desire to create an economic development director position that would represent KDI, Redevelopment Commission, Council, Commissioners and the Chamber of Commerce. Sanders expressed concern with creating and funding a new director position with the struggling economy.

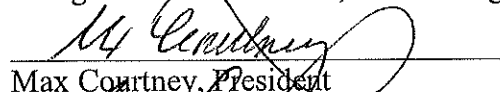
In the Matter of Joint Economic Development Meeting:

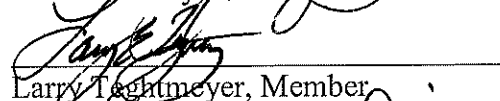
President Max Courtney proposed a joint redevelopment meeting with the City of Warsaw to develop an economic development plan. Courtney noted the meeting is scheduled for December 9, 2009 at 6:30p.m. in the Multi-purpose room of the Justice Building. Courtney noted one (1) issue to resolve is which companies to target for our community. Courtney recognized the importance of partnering with OrthoWorx in working with their initiatives.

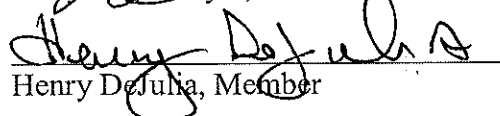
Henry DeJulia suggested inviting the Town Council Presidents from the cities and towns within the County to the joint economic development meeting.

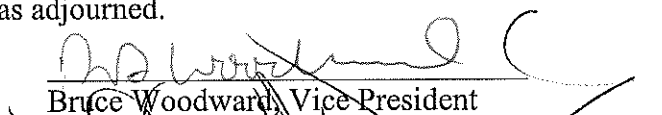
It was noted the Redevelopment Commission would not meet in December but reconvene in January.

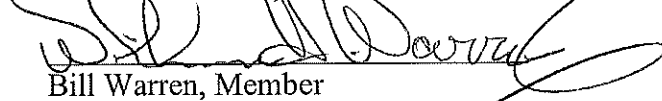
Being no further business, the meeting was adjourned.


Max Courtney, President

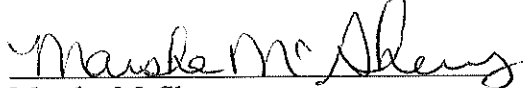

Larry Teghtmeyer, Member


Henry DeJulia, Member


Bruce Woodward, Vice President


Bill Warren, Member

Attest:


Marsha McSherry,
Kosciusko County Auditor