

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

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

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

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

In the Matter of Swearing in of the Commission:

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

In the Matter of Election of Commission Officers for 2019:

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

Motion: Ron Truex

Second: Ron Robinson

Ayes: 5 Nays: 0

Motion Carried

To: Elect the following officers:

Jan Orban, President

Joni Truex, Vice-President

Bruce Woodward, Secretary

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

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

Motion: Joni Truex

Second: Bruce Woodward

Ayes: 3 Nays: 0

Motion Carried

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

In the Matter of 2019 Organizational Meeting:

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

In the Matter of TIF Revenues:

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

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

Being no further business, the meeting was adjourned.

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

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

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

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

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

Motion: Bruce Woodward

To: Approve the January 2, 2019 meeting minutes.

Second: Ron Robinson

Ayes: 4 Nays: 0

Motion Carried

In the Matter of Dreyfus Drainage Project Update:

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

Some of the information Kissinger present included the following:

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

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

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

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

Further discussion included the following:

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

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

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

Motion: Bruce Woodward

Second: Ron Truex

Ayes: 2 Naves: 1

Ron Truex Opposed

Ron Robinson Abstained

Motion did not Carry

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

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

Motion: Bruce Woodward

Second: Ron Truex

Ayes: 4 Naves: 0

The Motion Carried

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

In the Matter of KedCo Update:

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

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

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

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

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

In the Matter of Tippy/Chapman Regional Sewer District:

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

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

Motion: Ron Truex

Second: Ron Robinson

Ayes: 4 Nays: 0

Motion Carried

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

Being no further business, the meeting was adjourned.

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

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

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

In the Matter of Dreyfus Drainage Project:

Kosciusko County Surveyor Mike Kissinger was present and addressed the Commission regarding the Dreyfus drainage project. Kissinger requested, if the project is approved to be paid from Dreyfus TIF funds, that he be added to all future agendas for the Redevelopment Commission until the completion of the drainage project. Kissinger also requested that the

drainage board be allowed to open the bids at their regular public meeting which will be May 23, 2019 because the Redevelopment Commission will not meet again until June 13th 2019.

Kissinger also stated the Dreyfus project would be split into two separate parts. The first part of the project will go through the town of Claypool and the second part of the project would go through ag ground and connect to the drain. The majority of this project will be funded through the Dreyfus TIF revenues collected through the Redevelopment Commission. With some discussion, the Commission accepted Kissinger's recommendations.

MOTION: Bruce Woodward

SECOND: Ron Truex

AYES: 5 NAYES: 0

MOTION CARRIED

TO: Approve the Redevelopment Commission to fund the Dreyfus drainage project up to \$186,300 or the actual cost.

Being no further business, the meeting was adjourned.