

KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION
Courthouse, Old Courtroom
Tuesday, January 3, 2023

The Kosciusko County Redevelopment Commission met at 1:30 p.m. on Monday, January 3, 2023, for the mandatory January meeting, Old Courtroom, Kosciusko County Courthouse. Members present included: Jan Orban, Joni Truex, Doug Hanes, and Dan Thystrup.

Also present for the meeting was County Auditor, Rhonda Helser.

Joni Truex called the January 3, 2023 meeting to order.

IN THE MATTER OF APPROVING THE 11-10-2022 MEETING MINUTES:

Joni Truex requested approval of the November 10, 2022 meeting minutes, from those who were present.

Motion: Dan Thystrup

Second: Jan Orban

Ayes: 3 Nays: 0

Motion Carried

To: Approve the November 10, 2022 meeting minutes as presented.

IN THE MATTER OF KEDCO UPDATE:

Alan Tio, KEDCO CEO, was present to give the update, stating that they are continuing efforts around housing, talent, and entrepreneurship. He brought forward the desire to put together a professional services/agency agreement for KEDCO, which would outline responsibilities and expectations. Further research was suggested to best support the commission.

Joni asked for clarification as to why they would need to pay in addition to the current agreement. Alan Tio stated that he was not suggesting any funding to the agreement, but more to the point of having the outlined tasks. Due to attendance, Joni tabled the discussion until after the swearing in of the members farther within the meeting. She mentioned that it made sense to label out the details.

IN THE MATTER OF SWEARING IN THE COMMISSION:

County Auditor, Rhonda Helser, swore in the following members of the Redevelopment Commission for 2023: Jan Orban, Joni Truex, Doug Hanes, and Dan Thystrup.

IN THE MATTER OF ELECTION OF COMMISSION OFFICERS FOR 2023:

Joni opened the floor for the nomination of 2023 officers. Dan Thystrup suggested that all positions stay the same, and with agreement from the rest of the commission, Dan made a motion.

Motion: Dan Thystrup
Second: Doug Hanes
Ayes: 4 Nays: 0
Motion Carried

To: The officers remain the same as
Joni Truex-President
Jan Orban-Vice President
Doug Hanes- Secretary

Joni Truex put a hold on the Redevelopment meeting, opening the Etna Green and South Shore meetings.

IN THE MATTER OF ETNA GREEN PUBLIC HEARING MEETING:

With no one to speak in favor or opposition of the Etna Green TIF District, Joni took a motion to close out the Etna Green Meeting to the public.

Motion: Dan Thystrup
Second: Doug Hanes
Ayes: 4 Nays: 0
Motion Carried

To: Close the Etna Green Public Meeting to the public.

IN THE MATTER OF ETNA GREEN TIF DISTRICT RESOLUTION:

Adam Tuner, Redevelopment Attorney, gave an overview of the TIF creation process from the last few months, noting the goal to adopt the plan. He went over the future steps regarding the resolution process.

Motion: Jan Orban
Second: Dan Thystrup
Ayes: 4 Nays: 0
Motion Carried

To: Approve the Etna Green Resolution, number to be determined, as presented.

Further discussion was held regarding the Triton School Corporation school board meeting which approved and updates on the 1% test. The 1% test showed similar results to the previous test. Tax impact study will also be completed and will come after approval from the Etna Green Town Council. Further processes were discussed.

IN THE MATTER OF KEDCO GUIDELINE AGREEMENT:

Further discussion was held on the KEDCO agreement to update members who were absent during the first part of the meeting. Doug agreed to attend the future meeting with KEDCO.

IN THE MATTER OF ADAM TURNER AGREEMENT:

Adam Turner, Redevelopment Attorney, presented a service agreement between himself and the Redevelopment Commission for approval. This would cover his services for the remainder of the year and the requested \$2,000.00 retainer fee. His past expertise and abilities were discussed and further clarification was given to the process regarding billing payments and balance accounts.

Motion: Doug Hanes
Second: Jan Orban
Ayes: 4 Nays: 0

To: Approve the Adam Turner Agreement with the Redevelopment Commission, as presented.

Motion Carried

IN THE MATTER OF SOUTH SHORE PUBLIC HEARING MEETING:

Joni closed the Redevelopment Meeting and opened the South Shore Meeting to the public. To speak in favor of the Residential TIF creation was, Terry Sweeny of KEDCO. He stated that they are trying to move through the timeline and would like to get the resolution passed today, if possible.

With no one to speak against the Residential TIF creation, Joni accepted a motion to close the open portion of the South Shore Meeting.

Motion: Doug Hanes
Second: Dan Thystrup
Ayes: 4 Naves: 0
Motion Carried

To: Close the open portion of the Residential TIF Creation for South Shore.

IN THE MATTER OF SOUTH SHORE TIF CREATION RESOLUTION:

Discussion was held regarding the process and timeline updates for the TIF located in Turkey Creek Township. The tax study and school board approval were also discussed.

Motion: Doug Hanes
Second: Dan Thystrup
Ayes: 4 Naves: 0
Motion Carried

To: Approve the South Shore Resolution, as presented.

IN THE MATTER OF FURTHER BUSINESS:

Dan Spalding, from News Now Warsaw, asked if these resolutions were moving along the same path. It was confirmed that this was the case. He also requested the importance of having schools involved with the process. Acreage was also discussed.

Being no further business, the meeting was adjourned.

**KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION
Courthouse, Old Courtroom
Thursday, March 9, 2023**

The Kosciusko County Redevelopment Commission met at 1:30 p.m. on Thursday, March 9, 2023, in the Old Courtroom, Kosciusko County Courthouse. Members present included: Joni Truex (Virtual), Jan Orban, Doug Hanes, Mike Metzger, Brad Johnson, Dan Thystrup (Virtual) and Attorney, Adam Turner. Votes were made by roll call.

Also present for the meeting was County Auditor, Rhonda Helser.

Jan Orban called the March 9, 2023 meeting to order.

In the Matter of Swearing in of Commission Member:

County Auditor, Rhonda Helser, swore in Redevelopment Commission 2023 members, Brad Johnson and Mike Metzger.

In the Matter of Approving the Minutes from the January 3, 2023 Meeting:

Jan Orban requested approval of the January 3, 2023 meeting minutes.

Motion: Doug Hanes

Second: Dan Thystrup

Ayes: 6 Nays: 0

Motion Carried

To: Approve the January 3, 2022 meeting minutes as presented.

In the Matter of Etna Green TIF:

Adam Turner, Redevelopment Attorney, gave a process overview of the Etna Green Residential TIF. Etna Green does not have their own Redevelopment Commission; therefore, Kosciusko County's Redevelopment Commission is working on their behalf.

Andy Mouser, Baker Tilly Senior Manager, also introduced the Etna Green TIF Project, and presented additional information. He stated that the impact statements were delivered within the proper time frame. According to the study, the completion of the project is dependent on the ability to build out.

Adam Turner, Redevelopment Attorney, opened the Etna Green TIF Hearing to the public.

With no one present to speak on behalf or against the Etna Green TIF project, Jan Orban formally closed the hearing to the public.

Motion: Doug Hanes

Second: Mike Metzger

Ayes: 6 Nays: 0

Motion Carried

To: Adopt the confirmatory resolution as presented.

In the Matter of KEDCO Update:

Terry Sweeney, KEDCO Project Director, presented an update regarding the following housing initiatives:

- Milford, South Shore County Club, Claypool, Mentone, Leesburg, and Winona Lake.

Being no further business, the meeting was adjourned.

KOSCIUSKO COUNTY REDEVELOPMENT COMMISSION

**Courthouse, Old Courtroom
Thursday, May 11, 2023**

The Kosciusko County Redevelopment Commission met at 1:30 p.m. on Thursday, May 11, 2023, in the Old Courtroom, Kosciusko County Courthouse. Members present included: Joni Truex (via Zoom), Jan Orban, Doug Hanes, Dan Thystrup, and Attorney, Adam Turner.

Also present for the meeting was County Auditor, Rhonda Helser. Baker Tilly Representative Andy Mouser & Alan Tio from KEDCO were also present via Zoom.

Joni Truex participated in the meeting virtually. For clarity, each vote was made by a roll call vote.

Jan Orban called the meeting to order.

IN THE MATTER OF APPROVING THE MARCH 9, 2023 MINUTES:

Jan Orban requested approval of the March 9, 2023 meeting minutes.

Motion: Doug Hanes	To: Approve the March 9, 2023 meeting
Second: Dan Thystrup	minutes as presented.
Ayes: 4	Nayes: 0
Motion Carried	

IN THE MATTER OF KEDCO UPDATE:

Alan Tio, KEDCO CEO, presented an update which included the following information:

- They are working with town of Etna Green housing strategy, and they are ready to issue a request of proposal for a builder developer. Doug Hanes was identified and appointed as a member representing the Redevelopment Commission in reviewing, interviewing, and overseeing builder processes for the South Shore TIF.
- 1300 N, 15 N, and South Shore Area proposals for Engineering heads, they will report back to the Commission for recommendations. They also recommend the same process for the US. 30 West corridor.
- Terry Sweeny, KEDCO Project Director, presented that they are working on Workforce housing in Claypool, Mentone, and Leesburg.

Motion: Dan Thystrup	To: Appoint Doug Hanes to help with
Second: Joni Truex	reviewing builder projects for Etna Green.
Ayes: 4	Nayes: 0
Motion Carried	

IN THE MATTER OF TIF EXCESS AV CERTIFICATION TO AUDITOR:

As an annual requirement of the state, Rhonda Helser presented that there is no excess TIF balance to be distributed.

Motion: Joni Truex
Second: Doug Hanes
Ayes: 4 Nays: 0
Motion Carried

To: Approve to continue to leave the Excess Value in the Excess Fund, as presented.

IN THE MATTER OF SOUTH SHORE PUBLIC HEARING MEETING:

Jan Orban opened the discussion and South Shore Public Hearing upon no written remonstrates from Rhonda Helser's Office,

Adam Turner, Redevelopment Attorney, presented steps of the TIF process. Andy Mouser, Baker Tilly Representative, presented via Zoom, that the preliminary numbers have been ran and they are in confirmation. He stated there were legislative changes, removing the requirement of the 1% test, effective July 1^s. The tax impact statement was sent out on April 27th and confirmed delivered to all of the overlapping tax units. A copy of a public notice hearing and impact statement was also sent out on April 28th. Further insight is needed on the requirements for filing a spending plan vs. budget. This document cannot be altered and they will need to reach out to Terry Sweeny or Alan Tio (KEDCO) for guidance. Additional guidance on spending flexibility will come through the DLGF.

Adam Turner, Redevelopment Attorney, stated that the Confirmatory Resolution has met all requirements and the commission may close the hearing and proceed with a vote.

With no one to speak in favor or opposition of the South Shore TIF District, Jan Orban officially closed the public hearing.

Motion: Dan Thystrup
Second: Doug Hanes
Ayes: 4 Nays: 0
Motion Carried

To: Approve the South Shore Confirmatory Resolution 23-05-11-001, as presented.

RESOLUTION NO. 23-05-11-001 (2023050449)

As recorded in the office of the Kosciusko County Recorder

Commissioner Joni Truex requested that Andy Mouser, Baker Tilly, keep them informed of the changes. Alan Tio invited everyone to attend the Redevelopment Association of Indiana webinar.

Being no further business, the meeting was adjourned.