

ELKHART COUNTY COUNCIL AGENDA

Saturday, October 10, 2015

8:00 a.m., Room 104

1. CALL TO ORDER

2. APPROVAL OF MINUTES – Approval of minutes for September 12, 2015
Approval of minutes for September 17, 2015
Approval of minutes for September 29, 2015
Approval of minutes for September 30, 2015

3. COMMITTEE REPORTS:
Commissioners -
Council -
Sheriff -
Auditor –

4. EDC MATTERS:

5. HUMAN RESOURCE MATTERS:

6. ADDITIONAL APPROPRIATIONS:

A. GENERAL FUND (#1000)

1. Superior Court No. 1 (162)

Supplies

4,635.00

2. Public Defender (175)

2,975.00

TOTAL GENERAL FUND

7,610.00

B. EDIT (#1112)

1. County Highway (980)

Capital Outlays

100,000.00

C. CUMULATIVE DRAIN (#1141)	
1. Surveyor (980)	
Capital Outlays	15,000.00
D. LOCAL ROAD AND STREET (#1169)	
1. County Highway (222)	
Supplies	10,000.00
E. SOLID WASTE DISPOSAL FEES (#1194)	
1. Commissioners (338)	
Capital Outlays	3,230,000.00
F. JURY PAY FEE FUND (#2515)	
1. Auditor (980)	
Capital Outlays	30,000.00
G. MIDDLEBURY AGRICULTURE TIF (#4508)	
1. Planning and Development (980)	
Other Services and Charges	18,000.00
H. ROAD MAINTENANCE AND CONSTRUCTION (#4901)	
1. County Highway (980)	
Capital Outlays	100,000.00
I. WOMAN INFANT & CHILD GRANT (#8101)	
1. Health Department (312)	
Other Services and Charges	104.00
J. BREASTFEEDING PEER COUNSELORS (#8102)	
1. Health Department (980)	
Personal Services	19,478.00
Other Services and Charges	<u>546.00</u>
TOTAL BREASTFEEDING PEER COUNSELORS	20,024.00

2. Elkhart Magistrate (169)			
From	43130	Travel Expense	405.00
To	42060	Law Books	405.00
B. IDOC GRANT(#1130)			
1. Community Corrections (981)			
From	43630	Equipment Leasing	7,069.00
To	41340	Workman's Comp	7,069.00
C. COUNTY HEALTH DEPARTMENT (#1159)			
1. County Health Operating (340)			
From	42180	Medical Supplies	1,842.00
To	44545	Other Office Equipment	1,842.00
D. SURVEYOR'S CORNER PERPETUATION (#1202)			
1. Surveyor (980)			
From	43090	Other Professional Service	7,000.00
To	42195	Other Operating Supply	7,000.00
E. LOCAL HEALTH DEPARTMENT TRUST (#1206)			
1. Health Department (980)			
From	41120	Professional	600.00
To	43110	Sustenance	600.00
F. WOMAN INFANT AND CHILD GRANT (#8101)			
1. Health Department (612)			
From	42195	Other Operating Supply	1,600.00
To	43200	Printing	1,600.00
From	41310	Group Insurance	450.00
To	44510	Other Equipment	450.00
From	41120	Professional	12,200.00
To	42090	Other Office Supplies	1,500.00
	42195	Other Operating Supply	6,000.00
	42380	Capital Supplies	200.00
	43500	Building Repairs	3,750.00
	44510	Other Equipment	750.00
G. STATE INDOOR RADON GAS (#8116)			
1. Health Department (980)			
From	42195	Operating Supplies	5.00
To	43120	Postage	5.00

8. TRANSFER REQUESTS NOT REQUIRING COUNCIL ACTION:
(Available in the Auditor's office)

9. OTHER BUSINESS:

10. AUDIENCE ITEMS: Members of the public who wish to speak will be provided that opportunity. Persons should sign in. Presentation will be limited to three (3) minutes.

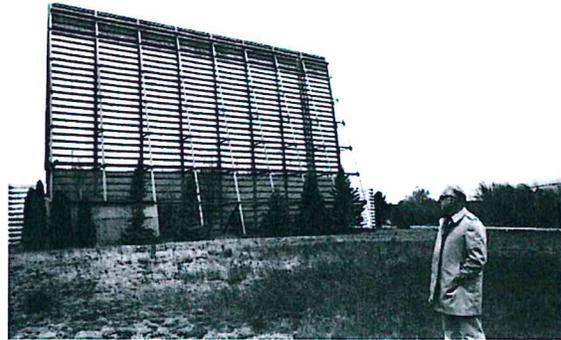
11. ADJOURN

To Elkhart County Board of Commissioners (Sept 8 or 21 or Oct 5)
and Elkhart County Council Members (Oct. 10)
From Elkhart County Redevelopment Commission and staff Coyne/Godlewski

The Corwin Intersection Appropriation

September, 2015

The Northeast Corridor TIF that surrounds this intersection was created to give new life to a blighted county gateway, by using its dollars to generate new business activity there. The TIF followed on a few other situations well timed to support an area turnaround. A new Walmart went in where the Starlite Drive-had fallen down in pieces. Several of the other buildings are empty or for sale in this neighborhood-in-transition. And, next year, St. Joseph County's federal road project – along McKinley -- will cross into Elkhart County and terminate just before the Corwin Intersection.



The federal phase of the Old US 20 transformation is the first use of the TIF, to pay the County's 20 percent share for added lanes, lights, sidewalk, median and landscaping, scheduled to be completed in 2016.

The County's next responsibility is to carry that transformation through the four-way intersection at Corwin, up to Sheridan, where residential becomes the primary land use. The Redevelopment Commission is requesting a TIF-backed short term loan to complete the supporting infrastructure for this economic engine. The amount of funds going into the TIF (and ultimately to all jurisdictions) will accelerate with every improvement in the area. The other benefits and loan structure are shown in the next section.

The design for the next phase – the intersection and segment to Sheridan – has been concept-engineered



and studied by DLZ. The preferred configuration will accommodate a number of new businesses, again, meeting our overarching goal of **new economic activity** and the welcoming impression of a thriving Elkhart County. By their request, a roundabout best serves the businesses interested in locating here, as well as other functions having to do with aesthetics and safety.

1. **It will deliver safe access to businesses on both sides of the road where a traditional intersection will not, because of the median.**
2. It will be a feature visible from St. Joseph County at the approach to Ash Road. The verticality of the welcome feature at its center will raise anticipation and expectations.
3. The two businesses most interested in a roundabout configuration will have drive-thrus that keep the momentum of traffic movement and customer transactions moving along. This is the appeal of a roundabout for retail businesses. Imagine a commute where picking up a prescription or making a bank deposit requires only one stop... at the drive-up window.

The Federal project does necessitate intersection improvements to improve function from a level C-D to level B or better.

Infrastructure loan provisions

1. Intersection Costs as projected by DLZ
 - i. Construction 2,280,000
 - ii. Property acquisition ¹ 1,150,000 \$ 3,430,000
2. The TIF is prepared to pay upfront \$200,000 cash for the project. - 200,000
3. Loan proceeds \$ 3,230,000
4. The TIF is anticipated to continue to raise at least \$300,000 per year
5. Terms of Loan from Environmental Fund
 - a. No penalty for early payback, with accelerated schedule negotiable (as the goal).
 - b. Interest paid by TIF @ 1% (one percent) a.p.r.
 - c. 15 year maximum term
 - d. 77 percent of annual revenue, a minimum of \$231,976.44, whichever is greater.
6. Note: The remaining annual revenue (23%) is reserved for annual administration costs and for cushion in case of unanticipated costs.

Questions?

Thank you for your support of this well timed, much needed economic development project.

Elkhart County Redevelopment Commission

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