MINUTES
SYRACUSE REDEVELOPMENT COMMISSION
September 19, 2023
6:00 pm

ATTENDANCE
: Commission members – Jeff Goralczyk, David Rosenberry, Nathan Scherer, Jim Layne, Don Bockhart, and Town Manager, David Wilkinson.

APPROVAL OF MINUTES
: The minutes from the July 18, 2023, Redevelopment Commission Meetings were presented. Davi Roseberry moved to approve the minutes; Jim Layne seconded. All in favor. The motion carried.

APPROVAL OF CLAIMS
: The upcoming claims to be paid were presented. Jim Layne moved to approve the claims; David Roseberry seconded. All in favor. The motion carried.

KEDCO
: David Wilkinson introduced Terry Sweeney, Project Manager from KEDCO, Terry spoke about housing initiatives, his thoughts on what we need from an infrastructure perspective. Terry handed out a memo on how KEDCO has focused on Housing Development in our county. Housing demand has increased since the study was done in 2019. Terry spoke about employees living outside our county and how Kosciusko County has a very short supply of housing. KEDCO has partnered with a few communities to find sites to develop housing in their area. He discussed working with the Town of Milford, Town of Etna Green and the Town of Akron. A major factor with development is the utilities. Terry suggested doing a study on how much it would cost to bring utilities to a housing project outside of town, like the South Shore project. Terry stated KEDCO has been working with the South Shore project for several months. There are two builders who are interested in developing at South Shore but what the hold up is, is where are they going to get water and sewer. It is important to know how much it would cost for utilities to extend to the project, and how it can be financed. Jim Layne asked who would be responsible for running the water and sewer out there, would it be the developers? Terry stated it would be decided by the consulting firm and a discussion with the developers before the project starts. Nathan had a lengthy discussion on economic growth, and how it would be beneficial to the town to extend water and sewer outside of town limits. The Town is running 20% capacity, which means we have 80% capacity to grow and fill.
There have been several discussions with the Town Manager and the Council on annexation outside of town. David has asked the Town Council what he should tell the developers when approached. The Town really does not have a policy; it would be nice to know what to tell them. David asked the RDC if they could form an opinion on this matter and make a recommendation. The discussion moved on to the local schools, the Milford school has closed because of the population in the area declining. Don Bockhart stated Wawasee is not alone in Indiana or in the United States on declining enrollment. 80% or more of schools in Indiana are in a declining enrollment. Don Rockhart recommends the study being done; Jim Layne made a motion for the Council to do the study for overall economic study in our area; David Rosenberry seconded the motion. All in favor. None against. Nathan Scherer thanked the board for being open minded.

New Business
: NA

Old Business
: Jeff Goralczyk asked about lot 7 in the industrial park. The Town Manager spoke with MACGO, MACGO stated that strip of land would not be a good location for a charging station. It would cost a level three charging station, which would be the fastest, about $200,000 for two stations, for a lesser charge it would cost around $500,000 for 4 stations, or long charging station it would cost between $10,000 and $40,000 each.

ADJOURNMENT
: Jim Layne moved to adjourn the RDC meeting; David Rosenberry seconded. All in favor.
Meeting adjourned at 6:53 pm.

ATTEST:

Jeff Goralczyk, President

Virginia Cazier, Clerk-Treasurer