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The following is a list of questions from the June 21, 2018 Indiana Enterprise Center (IEC) Town Hall Meeting at the New Carlisle Public Library. The meeting consisted of a presentation by St. Joseph County and the Indiana Enterprise Center consultant team. These questions were documented during the presentation, after the presentation during the 45-minute Q&A session, and after the Q&A session during various breakout sessions (environmental, water, sanitary, land-use, transportation and general concerns).

**Questions recorded during presentation:**

**1 - There have been rumors that I/N Tek I/N Kote may potentially relocate away from the community.**

*St. Joseph County has regular conversations with ArcelorMittal representatives. We do not understand that to be the case.*

**2 - During one of the previous community meetings, staff mentioned that the area between Smilax Road and Walnut was a property acquisition area.**

*This question refers to past questions raised at public meetings held in 2016 and 2017 relative to a proposed utility project planned for the proposed industrial service area north of the rail lines that would provide sanitary service for the St. Joseph Energy Center and also expand utility capacity (water, sanitary sewer, conduit for fiber optics) for a geography of about 1500 acres that could be opened up for utility-served development (residential, commercial or industrial) along that corridor. The utility extension project was completed in 2017.*

*At the present time, the properties (north or south) of US 20 between Walnut Road and Smilax Road are not on the acquisition list contained within the New Carlisle Economic Development Area Plan nor are they targeted for acquisition by St. Joseph County. This properties might be privately acquired to aggregate as part of larger development sites in the future, but at this time there is no plan for public acquisition of any properties. Depending on future utility or infrastructure expansions, there does exist the potential for public acquisition but only for public purposes.*

*Each designated Economic Development Area (EDA) requires identifying a "property acquisition list." The existing EDA has a list and it is attached for clarification and information. Adding properties to the list requires public action through the Redevelopment Commission, Area Plan Commission, County Council, and the Board of Commissioners.*

**3 - There have been development concerns related to the County taking control. Why can't we vote on it?**

*The County is a representative government that subscribes to state statutes for its structure and guidance. Our function is to serve the people of the County and to regulate commerce and development in accordance with the law. St. Joseph County cannot take control of private property, municipalities, or other jurisdictions. In some instances, there are mechanisms for acquisition to support public interests, but only if fair market value is provided in exchange.*

**4 - None of the farmers are in favor of industrial development for this area. 3rd generation to 7th generation farmers live in this area. Why not talk to us farmers before you make these decisions?**

*The team certainly encourages and appreciates feedback from our community partners. We can invite a representative of the farming community to join the Steering Committee and actively participate in the planning process. Team members have had and will continue to have individual discussions with the farming community directly operating in the core central development area (between SR 2 and US 20) as this is the primary focus area for new development over the next 10 years.*

**5 - Why would anyone want to build industrial in this area since there is such a high-water table. The area is swamp land and would be very expensive to build on.**

*Various site certification processes evaluate many criteria, including existing soil types, groundwater, among other parameters. This information is used to determine site suitability. Preliminary information indicates several suitable areas for various land use developments within the geography, while other areas may encounter groundwater concerns. Further due diligence, currently underway, will help to define areas compromised by high groundwater.*

**6 - Would it be possible to transfer these meetings from the County-City Building to New Carlisle so it's easier to attend? Who do we talk to regarding location of these meetings?**

*St. Joseph County is amenable to hosting additional town hall and steering committee meetings related to this project within the Town of New Carlisle. It is important to note that the RDC operates Countywide, which means interests through the County are conducted at those meetings. Therefore, the County-City Building is centrally-located. Periodic field meetings within County communities may be held and will be considered in the future.*

**Questions after presentation:**

**7 - Can you talk about the tax collection process, TIF process, and how New Carlisle operates this?**

*We appreciate this question, as many of the tools and rules guiding community management can be confusing and are often unfamiliar. It is worth noting the collection of TIF does not directly impact any residential uses. At this time, New Carlisle does not have a Redevelopment Authority and as the designation of the original EDA occurred prior to annexation, the County retains authority of the EDA.*

*Tax Increment Financing (TIF) is a mechanism outlined through State Statute that establishes a revenue stream specific to economic development and purposes benefiting and/or related thereto. TIF only applies to non-residential and non-agricultural properties. The County Redevelopment Commission is the authority Board responsible for EDA and TIF oversight once established. Establishing an EDA again requires action from the Redevelopment Commission, Area Plan Commission, County Council and the Board of Commissioners. The established EDA identifies properties that are "flagged" as TIF generating properties. As these properties develop or expand the value of taxes generated above the pre-improvement tax value is what is eligible as TIF and eligible to be used for TIF related purposes.*

**8 - Who is on the TIF board? The airport had \$300k+ for a study on SBN. Who is making these decisions?**

*The St. Joseph County Redevelopment Commission consists of five (5) voting members and one (1) non-voting area school board representative. The Board of Commissioners and County Council appoint the members annually. Current members are Larry Beehler, Velvet Canada, Jessica Clark, Steve Infalt, Dennis Jordan, and Pete Mullen. The*

*Commission approves TIF spending within each EDA.*

**9 - The map in the newspaper showed a spur line stopping around Edison. Why isn't that listed in the maps you are currently showing?**

*Evaluating rail spur extension for rail served sites within the EDA has been on-going for a few years. Preliminary studies helped identify potential rail spur locations. This planning effort is continuing the analysis and recommendations for rail opportunities. Attached is a preliminary routing for rail spur access and preliminary planning that will continue to be refined and evaluated as part of this process.*

**10 - Once the Toyota business park failed, what happened to the plans to move/relocate the ditch?**

*Development of the IEC began prior to the Toyota site selection process and was not predicated on the Toyota opportunity. However, the Toyota interest represents the type of real opportunities the IEC has the potential to accommodate with strategic planning, community support and community leadership. The Niespodziany Ditch relocation is a project continuing to move forward, subject to permitting and land acquisition.*

**11 - Where does the TIF revenue come from?**

*Refer to Question 7.*

**12 - One of the newspaper articles stated that there would be a large tax abatement to attract development to this area. What will that look like?**

*Tax abatement is an available incentive tool to help attract and retain businesses within our community. Incentives are considered and negotiated on a case by case basis. The County Council approves incentive packages.*

**13 - What is your plan for Snowberry and Strawberry?**

*The plan is to develop and improve infrastructure (roads) on both of those corridors. This would help to address safety concerns at the Larrison Road intersection.*

**14 - Can you speak more about eminent domain?**

*Eminent Domain is an available end result of the land acquisition process and utilized if the County and a property owner are unable to come to an agreement on the fair market value of an acquisition. The overall land acquisition process consists of independent land appraisals, review appraisals and negotiation between the property owner and the County prior to considering or initiating eminent domain. If both parties are unable to reach a mutually accepted agreement, then condemnation proceedings begin where the Court then appoints appraisers and establishes a value for the area to be acquired.*

**15 - Will the entire purple industrial area identified on the map be developed as industrial? That's a very large area. Who will develop that much industrial area?**

*The various shaded areas offer indications of the intensity of focus for each area. Not all of this land is anticipated to be industrial in nature. Much of it may remain for farming use, some of it may be recreational, and other uses may occur. Each recommended land use contains a variety of the type of uses that are acceptable based on the recommendation. For example, turf farming is an industrial use. The definition of industry is more broadly defined than the perceived expectation. Future maps will indicate that this area is a primary focus of the master plan. The master plan and upcoming comprehensive planning efforts will build a definition for industry and illustrate types of uses.*

**16 - My property is between Route 2 and Route 20. Will my property taxes go up?**

*Property tax rate is independent of this planning effort and is subject to Elected Official consideration and deliberation. Refer to Question 7. For more information.*

**17 - How did you decide on the 22,000-acre study area?**

*The general public, regional planning authorities, professional guidance, community stakeholders, and community leaders provided input on the overall planning area.*

**18 - Is there a chance to rezone this or is the study you showed us final?**

*This is the infancy of this planning effort. As presented, information discussed is preliminary. The goal is to develop a “final” report that will ultimately be a living, working document to help guide development over the next 20-40 years within this part of our region. Re-visiting the plan every five (5) years or so will be highly encouraged and prioritized to promote consistency and flexibility with actual conditions and ever-changing environment.*

**19 - Infrastructure development is going to a big change for the community. No one wants a lot of stoplights and congestion like Chicago. What is the plan for attracting financing for infrastructure and what is the plan for trucks and transportation infrastructure improvements? How are you going to get the funding to create this type of development?**

*The County is evaluating various local, state and federal funding sources and opportunities in addition to using the TIF increment created in the Economic Development Area to pay for the necessary infrastructure improvements needed to support the area. The County is presently applying for an Economic Development Administration grant to assist in the development of a 24-mile redundant fiber optic network and is applying for a BUILD grant to assist with infrastructure planning for the corridor.*

**20 - How are you financing this infrastructure? Nobody wants to have higher taxes.**

*TIF is the primary financing tool, as well as available local, state and federal grant and loan programs. Refer to Question #19.*

**21 - What are the plans for the water/sewage/sanitary near Saugany Lake, Hudson Lake, and LaPorte County?**

*The planning area includes parts of Saugany Lake, Hudson Lake and LaPorte County for the express purpose of determining needs for adjacent areas and if our project area could more readily supply those areas with utilities*

than LaPorte City or LaPorte County.

**22 - Out of the 22,000 acres, how many residential homes would have to be given up or change hands?**

*This is a planning effort that cannot obligate anyone to sell their home. It is intended to provide a framework in the event existing land owners wish to dispose of their land for other uses in the future.*

**23 - If the Toyota plant didn't want to invest here, why would anybody else want to relocate here?**

*This EDA has prime assets for attracting development – community, work ethic, redundant access to utilities, rail, and transportation, etc. There has been consistent interest in this area for more than thirty years.*

**24 - When the fire department was built, why did it take money from the library and schools?**

*St. Joseph County has been involved in the Town of New Carlisle Fire Department discussions. We are unaware of any library and school funds being shifted to the Fire Department.*

**25 - How is there homestead agriculture right next to industrial? What does the industrial zoning refer to exactly? What if we don't want this type of development?**

*The Homestead Agriculture designation is a combination of existing agricultural and residential land uses that proposes greater residential and commercial regional nodes. The final plan will illustrate that the intensity of uses closer to this zoning is diminished and larger industrial uses will remain clustered as far from residential areas as possible.*

**26 - Why aren't we talking about commercial and restaurants? We want a Kohl's and a Cracker Barrel.**

*Commercial and retail development is largely a function of population density and transportation access. In a rural area, such development is unlikely to be supported by the lower population. Further, no entity can dictate the specific businesses to locate within an area. It is also worth considering that the retail industry is in a period of significant flux, leaving large stores vacant throughout the country. This project does accommodate some commercial and retail space, but the objective is to target more resilient and durable business uses.*

**27 - We are hearing about a lot of industrial. Why aren't we protecting more open lands and creating more recreational space?**

*The IEC planning effort includes consideration and incorporation of open land and recreational space as part of the effort. Feel free to contact Chuck Lehman at Lehman & Lehman with any suggestions on specific recreational opportunities of interest.*

**28 - The name Indiana Enterprise Center is a new name. It's different than the previous name. Does this mean that a refinery is planned?**

*IEC is the first official marketing name for the EDA. Creating an identity for the EDA is part of this planning effort*

and references to previous area identifiers are purely administrative purposes.

**29 - What can we expect in terms of air quality?**

*Any business, commercial or industrial, that will locate within the IEC will be required to meet all applicable air quality and emission standards required by local, state and federal regulating agencies. We will work to promote ride share and carpooling, where possible. Further, we are working to better connect this area to public transportation, which will further reduce automobile emissions.*

**30 - Most of us want to keep the country elements and we do not want industrial or high taxes. 70% of Hudson Lake doesn't want a sewer system.**

*St. Joseph County cannot obligate adjacent counties to connect to a sewer system. We are simply integrating these areas in conceptual models in the event LaPorte County wishes these areas to have infrastructure access. Other, more localized, alternatives are also being considered.*

**31 - Can you clarify the site acquisition plan? How will site acquisition take place.**

*For the Redevelopment Commission to acquire property, it first must be on the acquisition list for the Economic Development Area. Once on the list, the County hires two independent appraisers to appraise the property. An offer is sent, and the land owner can accept, reject or counter the offer. The timeline of this process varies.*

**32 - The previous land use plan was focused on agricultural uses. Why aren't we staying true to that Comprehensive Plan? Why are we changing everything with this plan?**

*The Comprehensive Plan does address the IEC area (pages 2-6).*

**33 - Why is private development driving our community's land use plan?**

*The County has been working to develop a large-format industrial park in New Carlisle at the site of the IEC for nearly 30 years. This present effort is being done to better coordinate private development efforts and incorporate community comments and concerns.*

**34 - We should have a conference to explain and describe the role of TIF?**

*We agree that TIF, zoning, and other planning and economic development tools can feel very foreign and are difficult to understand when not dealing with them regularly. The team is considering topics for other public events. Feel free to contact Bill Schalliol at [bschalliol@sjcindiana.com](mailto:bschalliol@sjcindiana.com) to suggest venues and/or topics for discussion that interest the public.*

**35 - Will land use laws change so that I won't be able to pass on my land to my kids so that they can divide it up and create their own homes? Will this mean that my land will become an outlet and, thus, be unable to be divided?**

No.

**36 - TIF is not creating anything positive for schools, the fire department, and other public services?**

*The TIF increment generated in the New Carlisle EDA does provide benefits for the local schools, fire department and other public agencies. For example, the Redevelopment Commission worked with the New Carlisle/Olive Township Fire Department to purchase a new fire truck.*

**37 - Why can't the County fix Timothy Road?**

*We appreciate the feedback and comment being shared with St. Joseph County Public Works, as this is outside of the scope of the plan effort. Per Public Works, the County has initiated efforts to address the concern on Timothy Road, north of Early Road. It is not a quick fix as it requires permitting and wetland review. Once the design and permitting process is complete, the County will schedule the necessary work as quickly as possible subject to funding, weather, and permit restrictions.*

**Questions during breakout session:**

**38 - Pollution from the industrial zone has led to concerns related to the buffer zone and additional regulations related to big industry.**

*Pollution is a primary concern of the IEC team. We are proposing guidelines that create a sustainable development, including best management practices that can be integrated into area development. Our plan is to limit population (?? Or pollution) to the extent possible by master planning this area.*

**39 - The Downtown Historic District currently has a 3% tax cap. This should be reduced to be lower than new industry coming into the area, so that they can compete and ensure our legacy companies can compete with the new competition. Tax cap should be reduced to 1% or 2%.**

*The State has enacted certain tax rates we believe this question is referencing. Those are regulated by the State of Indiana.*

**40 - Are NS and CSX [CN] rail shifts eminent? Will they be making changes to their rail lines?**

*We have been in discussion with the area railroads and know of no alignment changes.*

**41 - The residents on the northwest corner of the plan area are concerned that the new highways will bring unwanted traffic through their rural setting. Why is the highway development extending to the northwest?**

*The plan horizon is a 20-40 year analysis. Potential development opportunities and build-out will benefit from continued, enhanced transportation corridors. Linkage to the Indiana Toll Road is a logical projection and the plan is evaluating and will comment on feasible corridor routes, impacts, resultant cause and effect from such a connection.*

**42 - The plan proposed for a buffer zone along the Niespodziany Ditch. How wide is the zone going to be? Will**

**there be trails within it? Who will take care of the natural lands and trails?**

*The buffer zone on the western part of the proposed new ditch corridor will vary in size. We are looking at the opportunity to incorporate a trail system in the buffer zone. The County or an associated agency will be responsible for maintenance of the buffer area.*

**43 - What is the impact on of the overall development plan on Bendix Woods and Spicer Lake Nature Preserve? What will happen with pressure on these properties with Navistar potentially expanding? How can we better connect the natural areas to New Carlisle? What resources can county provide to enhance these sites instead of degrading them?**

*The goal of the project is to better incorporate the two County parks into the community either by trails or by other connection points. The proposed expansion at Navistar will see opportunities to grow Bendix Woods and provide the park with additional resources.*

**44 - Are there possibilities to add land to county parks and nature preserves as part of wetland mitigations. Can we be strategic with development and usage of parks and natural areas?**

*Absolutely, and this approach is an integral goal to this planning effort. Connection to and enhancement of County Parks and other conservation areas is included in this planning effort.*

**46 - The crusher plant is a concern for many residents as it is loud.**

*St. Joseph County will explore ways to work with existing businesses to reduce noise pollution.*

**48 - Reducing traffic on Highway 20 is something the resident at Hwy 20 and Tulip requested**

*That is part of the planning the proposed BUILD Grant application will assist with.*

**49 - The cemetery along Timothy is a concern. Make sure it is not being reflected as part of the development.**

*The cemetery on Timothy will be specifically identified on future plans as outside of the development area.*

**50 - The Timothy Road flooding is a significant issue.**

*Refer to Question 37.*

**51 - There is a building near Tulip and the railroad with a bright light on it that shines in the middle of the night creating light pollution. It is a newer building. A nearby resident asked that we investigate this.**

*St. Joseph County requests anyone with more specific information on this concern please contact Bill Schalliol at [bschalliol@sjcindiana.com](mailto:bschalliol@sjcindiana.com). We need more information about the light location and will investigate whether it violates current zoning or building standards.*

**\*\*Any individuals providing personal information such as address, phone number or email is stricken from the**



posted record of this meeting; only names will be included at this time. Contact information may be used internally by the team to continue open channels of communication, but is not intended to be publicly shared to help protect the privacy of interested public participants.