

## **WHITLEY COUNTY REDEVELOPMENT**

**July 7, 2014**

The Whitley County Redevelopment Commission met Monday July 7, 2014 in the Commissioner Room located in the Whitley County Government Center. In attendance were Chairman Jim Argerbright, Frank Kessler and George Schrumpf. Absent were Bill Overdeer, Michael Schrader and Brooks Langeloh. Also in attendance were Alan Tio, Andrew Boxberger- Attorney, Derik Fredrickson- Engineering Resources and Auditor Jen McGuire.

**IN THE MATTER OF MINUTES & CLAIMS:** The minutes were reviewed for approval from June 5, 2014. Kessler made a motion to approve, seconded by Schrumpf and carried with a 3/0 vote. Claims through July 1, 2014 were presented for approval for payment from Auditor McGuire, after discussion a motion to allow claims was made by Schrumpf, seconded by Kessler and carried with a 3/0 vote of approval to process all.

**IN THE MATTER OF TIF REQUIREMENTS:** Auditor McGuire addressed the TIF requirements for the Commission and a letter will be sent out to all overlapping taxing units stating there is "No Excess Assessed Value" that may be allocated to the taxing units per IC 36-7-14-39 statute. Kessler made a motion to approve the distribution of the letters to all taxing units within the Union TIF, seconded by Schrumpf and carried with a 3/0 vote. Auditor McGuire passed out bulletins and State requirements for the TIF reporting in Gateway website for transparency.

**IN THE MATTER OF EDC PROJECTS:** A site search and RFI came from a new manufacturing facility. Discussion of the options available compared to the investment they would bring to the County was discussed by the Commission. Site cost, number of jobs, wages and return on the overall project was discussed.

**IN THE MATTER OF APPRAISALS:** Four separate areas within the TIF corridor are being reviewed for appraisals and potential Industrial parks. Chairman Argerbright will work with Alan Tio to review the sites. A motion by Kessler to allow appraisal work to be conducted for the projects, hire an appraiser and review the sites, seconded by Schrumpf and carried with a 3/0 vote.

**IN THE MATTER OF THE BOND ANTICIPATION PROJECTS:** The projects for the Redevelopment Bond were discussed establishing which projects should be done or amended and the total cost of the entire project.

- Development of sites at Rail Connect Park
- Redo Anticipation Bond for ground purchase
- 600 East upgrade and expansion
- Sewer extension through Coesse
- Future industrial park
- School project

All these projects are still being reviewed and a future meeting to address the actual cost of each project before the final Bonds can be determined will be later this month.

Alan presented a "Proposed Timetable" to get the bonds completed by the end of the year 2014. The Commissioner will be working again with Ice Miller and Umbaugh for the bonding and paperwork process.

**IN THE OTHER BUSINESS:** Auditor McGuire distributed the 2015 Redevelopment budget appropriations and Chairman Argerbright will review and work with Council for updates and approvals.

There being no further business or public comment, the meeting was adjourned. The next meeting will be held July 28, 2014 at 10:30am.

Whitley County Redevelopment Commission

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Jim Argerbright, Chairman

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Michael D. Schrader, Secretary