

WHITLEY COUNTY REDEVELOPMENT
March 5, 2015

The Whitley County Redevelopment Commission met Thursday, March 5, 2015 in the Commissioner's Room located on the first floor of the Whitley County Government Center. Redevelopment members in attendance were Chairman James Argerbright, Secretary Michael Schrader, Frank Kessler, and George Schrupf. Absent was Bill Overdeer. The EDC member in attendance was Alan Tio. Guests included: Derek Frederickson from Engineering Resources, and Tom Western from the County Council. The minutes were recorded by Auditor Jana Schinbeckler.

The meeting was called to order by Chairman JArgerbright at 9:00 am.

IN THE MATTER OF MINUTES & CLAIMS: The minutes for the January 6, 2015 2014 meeting were presented for review. *MSchrader motioned the January 6, 2015 minutes be approved as presented; FKessler seconded the motion; motion passed with a 3/1 vote with GSchrumpf abstaining.* The claims from January 21, February 4, and February 18, 2015 were reviewed. The claims for January 21st consisted of three claims. The claims paid were Carson Boxberger for \$7,296.00, Customer Choice Services for \$7,230.00, and Impact CNC for \$22,641.50. The claims for February 4th consisted of five claims. The claim paid were City of Columbia City for \$10,168.23, Northeastern REMC for \$1,050.72, Whitley RC Investments for \$3,822.50 for January 2015, Whitley RC Investments for \$3,822.50 for February 2015, and Whitley RC Investments for \$2,833.32. The claims for February 18th consisted of two claims. The claims paid were Beumer Consulting for \$7,875.00 and Fort Wayne Metals for \$57,125.00. *FKessler made a motion to approve all the claims with the exception of the payment to City of Columbia City for \$10,168.23; GSchrumpf seconded the motion; motion passed with all in favor.*

CONTRACT FOR ENGINEERING RESOURCES: The Redevelopment Commission reviewed the Engineering Resources contract. This contract is in regard to the County Road 600 East Reconstruction Project. Derek Frederickson from Engineering Resources stated that the schedule that they have provided is about a month behind now and the reconstruction would take roughly four months. He thinks that everything will be completed by spring of 2016. There were two different options that the Commission had for this project. Option A consisted of widening the railroads which would be roughly \$1.5 million or they could compromise and scale back with option B, which would cost roughly \$1.1 million. After discussion, the Commission decided to choose Option B. GSchrumpf stated that they may even be able to save more money if they allow the Whitley County Highway Department to perform the work on the ~~railroads~~ rather than having Engineering Resources complete the work. This is an option that they will look into further. *FKessler made a motion to approve the Engineering Resources contract and the amount to not exceed \$86,190.00; MSchrader seconded the motion; motion passed with all in favor.*

TIF FUNDING PROPOSAL: Council Chairman Tom Western attended the meeting to request funds to help the shortage with the County General budget. Redevelopment attorney Andy Boxberger informed the Commission that according to IC 36-7-14-39(b)(3), TIF monies can only be expensed on Redevelopment projects. Funds are not to be used in any other way, including assisting the County General funds.

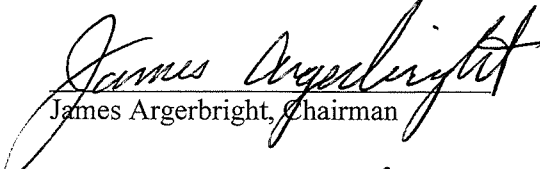
EDC PORJECTS: Alan Tio stated that here are three different metals related projects that have recently emerged that are looking for sites in Indiana. Whitley County could potentially be a big contender if we were able to increase the acreage around Rail Connect Business Park. The Commission would have to decide whether they would like to attempt to acquire the adjoining properties to become available for expansion. The three projects are Project Aurora, Project James,

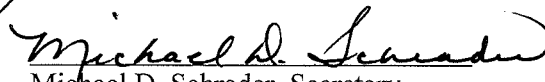
and Project Talking Bird. Each one of these projects requests 70+ acres and this is why we would need to try to expand the acreage that we have out at Rail Connect. They all three have different specifications and we meet the majority of them with the exception of the acreage. The Commission decided that they will hold an executive meeting to discuss this topic further.

EDC UPDATES: Alan Tio informed the Commission that Project Cittadella which was for a company named Sirmax, an Italy based company, decided not to keep Whitley County as an option for their site. They were looking closely at the shell building in Rail Connect Business Park. After research, they chose to put their company in Anderson due to the local incentives they offered, electric rates, and rail costs. Alan explained the incentives that they offered to potentially help future companies that are interested in putting their business in Whitley County.


There being no further business or public comment, the meeting was adjourned at 10:20 am.

Whitley County Redevelopment Commission


James Argerbright, Chairman


Michael D. Schrader, Secretary

Attest:


Jana L. Schinbeckler, Auditor