

WHITLEY COUNTY REDEVELOPMENT

April 5, 2016

The Whitley County Redevelopment Commission met Tuesday, April 5, 2016 in the Commissioner's Room located on the first floor of the Whitley County Government Center. Redevelopment members in attendance were Chairman James Argerbright, Frank Kessler, Bill Overdeer, Mike Schrader, and George Schrupf. The Commission had legal representation Janelle Thompson from Caron Boxberger LLP. EDC President Jon Myers was in attendance. Guests included: Ronda and Aaron McClure from AJ Machine, Mike Maggart from Niblock Excavating, and Derek Frederickson from Engineering Resources. The minutes were recorded by Auditor Jana Schinbeckler.

The public hearing was called to order by Chairman JArgerbright at 7:00 AM.

Chairman JArgerbright stated that the hearing was to discuss amending Economic Development Area 1 and the Plan associated therewith to add one additional property to that Area. He opened the floor for public comment and stated they will not answer questions during the comment period but everyone who wants the chance to talk will be given the chance to talk. With no questions or comments from the public, Chairman JArgerbright closed the public hearing.

The regular meeting was called to order by Chairman JArgerbright at 7:00 AM.

IN THE MATTER OF MINUTES & CLAIMS: The minutes for the March 8, 2016 meeting were presented for review. *FKessler motioned the March 8, 2016 minutes be approved as presented; BOverdeer seconded the motion; motion passed with all in favor.* The Redevelopment Commission reviewed the claims that included three different check runs. Check run date February 17, 2016 included claims for 30 Spec Realty, LLC for \$1,752.85, HJ Umbaugh & Associates for \$7,497.50, Northeastern REMC for \$1,046.03, STAR Financial Bank for \$132,656.78 and Whitley RC Investments for \$4,075.00. Check run date for February 24, 2016 included claims for Carson Boxberger Attorneys for \$4,718.00, Engineering Resources Inc. for \$43,661.17.00. The March 9, 2016 check run included a claim for SES Environmental for \$1,500.00. *MSchrader made a motion to approve the claims; GSchrumpf seconded the motion; motion passed with all in favor.*

PROPOSED AMENDMENT TO THE DECLARATORY RESOLUTION OF THE COMMISSION: With there being no comments or concerns from the public in the public hearing, the Commission now needs to adopt the amending declaratory resolution. *FKessler made a motion to approve Resolution 2015-03; BOverdeer seconded the motion; motion passed with all in favor.*

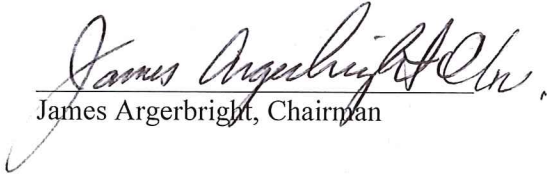
PROPOSED PURCHASE OF CHURCH OF BRETHREN PROPERTY: The Commission reviewed the Real Estate Purchase and Sale Agreement to purchase the Church of the Brethren property. There were two appraisals received for the property: Complete Appraisal Services gave an "As is" market value of \$132,000 and Lake City Bank gave an estimate of \$180,000. Even with the appraisals, the purchase price for the property is \$125,000 for the real estate. The "Initial Deposit" is the earnest money in the amount of \$10,000 delivered by the buyer to Metropolitan Title Company. The cost benefit summary analysis is positive and there is an estimated \$50,000 for site work. The Commission would like the work done as soon as possible and then make the property available to potential buyers. *FKessler made a motion to approve the Real Estate Purchase and Sale Agreement; GSchrumpf seconded the motion; motion passed with all in favor. MSchrader made a motion to issue a check for the down payment; motion seconded by FKessler; motion passed with all in favor. FKessler made a motion to authorize \$50,000 for site improvements; BOverdeer seconded the motion; motion passed with all in favor.*

STATUS OF 600 E PROJECT AND CONSIDERATION OF BIDS: The bids for the project have been received and are being considered. They are good for sixty days and everyone has signed off on the right-of-ways. Jon Myers is going to ensure that everything is complete and in place to move forward. Some of the material costs may change but they should be able to hold the cost as it is. There is low maintenance for utilities relocations and there is gas main on the west side of the road. Until there is a notice to proceed issued, the materials will not be ordered. *FKessler made a motion to approve the contract for Niblock; BOverdeer seconded the motion; motion passed with all in favor.*

REVIEW OF BIDS FOR INDIANA MATERIALS PROCESSING ROAD INFRASTRUCTURE PROJECT: The bids were received for the Indiana Materials Processing road infrastructure project. The two bids received were from \$19,500 from Briner and \$21,500 from Niblock. Brooks Construction and Wayne Asphalt passed on the project. The bids will be taken into consideration and GSchrumpf stated that County Engineer Brandon Forrester could review the bids as well.

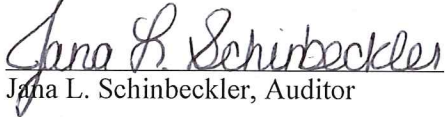
There being no further business or public comment, the meeting was adjourned at 8:10 AM.

Whitley County Redevelopment Commission


James Argerbright, Chairman

Michael D. Schrader, Secretary

Attest:


Jana L. Schinbeckler, Auditor