

WHITLEY COUNTY REDEVELOPMENT

May 13, 2016

The Whitley County Redevelopment Commission met Friday, May 13, 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, George Schrupf and Jill Western. Absent was Mike Schrader. The Commission had legal representation Andy Boxberger from Caron Boxberger LLP. EDC President Jon Myers was in attendance. Guests included: Mike Swinford from Briner Construction. The minutes were recorded by Auditor Jana Schinbeckler.

The regular meeting was called to order by Chairman JArgerbright at 8:00 AM.

IN THE MATTER OF MINUTES & CLAIMS: The minutes for the April 5, 2016 meeting were presented for review. JArgerbright made one correction for the regular meeting. The regular meeting was held at 7:05 AM and not 7:00 AM. Jill Western had one correction that she was not listed as being present. *BOverdeer motioned the April 5, 2016 minutes be approved with corrections; GSchrumpf seconded the motion; motion passed with all in favor.* The Redevelopment Commission reviewed the claims that included four different check runs. Check run date March 18, 2016 included claims for 30 Spec Realty, LLC for \$1,726.82, Carson Boxberger Attorneys for \$5,015.35, Engineering Resources for \$20,803.41, Northeastern REMC for \$1,046.03 and Whitley RC Investments for \$4,075.00. Check run date for April 8, 2016 included claims for 30 Spec Realty for \$1,699.79, 80/20, Inc. for \$27,246.22, Jim Argerbright for \$100, Complete Appraisal Service for \$750.00, Northeastern REMC for \$512.71, Rail Connect Business Park for \$5,108.24, Michael Schrader for \$100, Whitley RC Investments for \$4,075.00 and Gates Land Title Corporation for \$10,000.00. The April 13, 2016 check run included a claim for the Whitley County Treasurer in regard to taxes for \$2,254.56. *MSchrader made a motion to approve the claims; GSchrumpf seconded the motion; motion passed with all in favor.*

UPDATE ON 600 E PROJECT: EDC President Jon Myers gave an update on the County Road 600 East Project. All of the right-of-ways have been collected except for Coupled Products. Attorney Andy Boxberger stated that the Commissioners may want to formally accept the right-of-ways at their next official meeting. In regard to an agent for the project, we can either contract with Engineering Resources or the Redevelopment Commission could ask the Highway Engineer/Director Brandon Forrester to be the agent. GSchrumpf said that Brandon would be overlooking the entire project anyway and as long as it just entails the basic construction of the road. *BOverdeer made a motion for Brandon Forrester to be the representing agent for the project; FKessler seconded the motion; motion passed with all in favor.*

UPDATE ON PURCHASE OF PROPERTY FROM THE BRETHREN CHURCH: The survey is being looked at by the architect for the company interested in purchasing the property to see where they would want the soil tests. Jon recommended to the Commission that as soon as the soil tests results are in that they move forward and close on the property. Jon stated that he thinks it would be a great property to add to the inventory and believes it would be relatively easy to sell if the current project does not work out. Attorney Boxberger stated that there is no agreement with the prospective buyer at this time. At this time, the Redevelopment Commission is just purchasing the property. The purchase of the property would come out of the taxable bond. *FKessler made a motion to proceed with purchasing the Brethren property; BOverdeer seconded the motion; motion passed with all in favor.*

AWARD OF CONTRACT FOR INDIANA MATERIALS PROCESSING TRUCK DRIVE:

At the last meeting, the Commission received two bids that were taken into consideration for this project. The two bids were from Briner and the other from Niblock. Jon stated that the Commission was leaning towards the Briner bid due to it being the lower bid. GSchrumpf met with the County Engineer to ensure that the bids met all of the requirements. *FKessler made a motion to approve the bid from Briner for \$19,500.00; GSchrumpf seconded the motion; motion passed with all in favor.*

ACCEPTANCE OF REIMBURSEMENT AGREEMENT WITH COUNTY OF THE RESTORATION MEDICAL POLYMERS PROJECT:

In regard to the December meeting, the Commissioners and the Redevelopment Commission entered into an agreement by which the Commissioners would provide \$210,000.00 to Restoration Medical Polymers for public improvements. In doing so, the Commission would reimburse the County for \$120,000.00 of the \$210,000.00. Attorney Boxberger stated that it would be beneficial to put the agreement into writing. The Commissioners have already reviewed the document and approved it at their last meeting. *BOverdeer made a motion to accept the Reimbursement Agreement; FKessler seconded the motion; motion passed with all in favor.*

POTENTIAL BUILD OUT OF FIBER OPTIC INTERNET INFRASTRUCTURE FOR BUSINESSES WITHIN TIF DISTRICT:

The Commissioners and Mayor Daniel have been in discussion with a couple of companies about the possibility of bringing in fiber optic infrastructure within the County to provide better internet service to businesses and residents. There has been meetings with MetroNet and Warsaw Fiber which is the company that is in the process of providing fiber optic internet to Warsaw. After discussions with both businesses, as of yesterday there has been a potential decision to move forward with Warsaw Fiber. The initial stages of the project would be to provide fiber optic to the City of Columbia City and any of the businesses within the TIF district along the US 30 corridor. Many businesses have stated that they would greatly benefit from this project. Warsaw Fiber would not only be putting in the infrastructure but they would also be the service provider. Attorney Boxberger stated the Commission may have to bid out the infrastructure part of the project but not the services portion. The total project for just two phases, they are estimating around \$2,000,000.00 for the infrastructure. Between the City and Redevelopment/the County the contribution would be around \$100,000.00 for four years. The City would put in \$50,000.00 and the Redevelopment Commission or the County would put in \$50,000.00 per year. The Commission came to a general consensus to proceed with the project.

DISCUSSION OF LETTER FROM WHITLEY COUNTY CONSOLIDATED SCHOOLS:

Attorney Boxberger had a conference call with John Whiteleather which is the attorney for the school board. The resolution in regard to the agreement between the Redevelopment Commission and the school, the Commission has already committed \$7,500,000.00 to the new school project over three years. There will be an escrow account created and the proceeds would go to a specific project. Due to the school being outside of the TIF district, the statute does not allow the Commission to reimburse for the projects, they must perform the projects themselves. The projects are going to start sooner than anticipated but the years the school will be receiving the money would be 2018, 2019 and 2020. Attorney Whiteleather is looking into projects at the latter end and if they fit within the resolution. In Exhibit A, there are certain projects that could potentially be put at the end of the overall project that the Commission could provide the funding for. The school has the ability to bid out the projects on the Commission's behalf. The Commission is able to hire an independent third party to oversee the project for checks and balances if they wish to do so.

DISCUSSION OF PROPOSED BUILD OUT OF RAIL CONNECT SPEC BUILDING: Jon Myers spoke with Joe D'Italia about the possibility of putting truck docs at the spec building so that

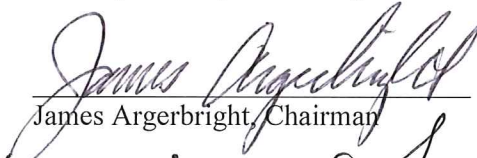
part of the space could be rented. Joe would like to go ahead and build the building out the rest of the way. His proposal is that he would pay for the build out costs and the Redevelopment Commission would pay for the carrying costs with the rest of the building. Then, any income that would come from this he would first pay back the Redevelopment Commission for the carrying costs and then pay back other parties that have invested in the building.

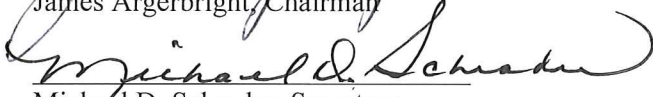
DISCUSS SCHEDULE FOR FUTURE MEETINGS: Chairman JArgerbright requested discussion for the scheduling of future meetings. He proposed that the Redevelopment meetings be moved to a different day and time. Jon Myers presented the idea for the second Tuesday of every month at 8:00 AM. He is going to check with all who are involved to ensure that day and time works for everyone and that the meeting room is available.

IN OTHER BUSINESS: In regard to finances, the Commission would like to have Umbaugh & Associates audit the books and reconcile the Redevelopment account. *BOverdeer made a motion to contact Umbaugh; FKessler seconded the motion; motion passed with all in favor.* Attorney Boxberger stated that there is a new law concerning political subdivisions. The new law requires for the political subdivisions to have an internal controls policy put into place by June 30, 2016. Andy will prepare the policy and send it out to the Commission members before the next meeting. *FKessler made a motion for Andy to prepare the policy; BOverdeer seconded the motion; motion passed with all in favor.*

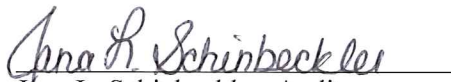
There being no further business or public comment, the meeting was adjourned at 9:05 AM.

Whitley County Redevelopment Commission


James Argerbright, Chairman


Michael D. Schrader, Secretary

Attest:


Jana L. Schinbeckler, Auditor