

WHITLEY COUNTY REDEVELOPMENT

July 12, 2016

The Whitley County Redevelopment Commission met Tuesday, July 12, 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, Mike Schrader, George Schrupf and Jill Western. The member absent was Bill Overdeer. The Commission had legal representation Andy Boxberger from Caron Boxberger LLP. EDC President Jon Myers was in attendance. Guests included: Chad Sours from Pyrotek, Planning Director Nathan Bilger and Jennifer Stephenson from the Planning Department. The minutes were recorded by Deputy Tamela Hamilton.

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

IN THE MATTER OF MINUTES & CLAIMS: The minutes for the June 7, 2016 meeting were presented for review. *FKessler motioned the June 7, 2016 minutes be approved with one correction.* The minutes state that Jill Western was present at the meeting and she was not. *GSchrumpf seconded the motion with this correction; motion passed with all in favor.*

REQUEST FOR ASSISTANCE FOR EXPANSION OF LOCAL BUSINESS: Pyrotek, which is a company that has a facility out at Park 30, primarily work in the foundry business. Chad Sours was present and he is the General Manager for the facility here is Columbia City. He presented a request to Jon to put in a new line at the facility. They are not ready quite yet but essentially if they were to get the new line it would be a \$600,000 investment for new equipment and jobs. Chad requested an abatement on the new equipment and Jon stated that in lieu of a tax abatement, the Redevelopment Commission may be willing to provide some training funds for the new employees. Jon suggested a \$15,000 training grant to Pyrotek in lieu of a tax abatement and it gives them the money up front for the training. Everyone agreed that they would much rather see the Commission invest in the training rather than give a tax abatement. It would be around a 10% total increase for their local employment. About 45% of their employees are Whitley County residents. At this time, there would be no requirements to expand the building. *FKessler made a motion to enter into a training reimbursement agreement with Pyrotek in the amount of \$15,000 for the training of their new employees on the new process in lieu of a tax abatement; MSchrader seconded the motion; motion passed with all in favor.*

REQUEST FOR ASSISTANCE FOR EXPANSION OF INDIANA MATERIALS PROCESSING: EDC President Jon Myers received an email from Abid Bengali in regard to the soil quality in the area of his planned expansion that he has been working on for Indiana Materials Processing. Jon stated he does not have any recommendations on this issue today but he did give the Commission two proposals from Bringer Building, Inc. The project still comes out positive for the County but Jon stated he is unsure how much the Commission already has in the project. Option "A" from Briner is a cost of \$44,200 and Option "B" is a cost of \$52,500 to fix the soil issue. It would be around a \$130,000 net benefit overall for the project. Redevelopment would have to bid out the work for the project. JArgerbright stated that one of his concerns is that this area is spoiled from developing the park. The expansion is on the same parcel of land as the original building. Attorney Boxberger stated that they would be able to help Abid with his project but they would need to bid it out. *GSchrumpf made a motion to approve up to, but not to exceed, \$26,000 or half of the project; FKessler 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 E project. Attorney Boxberger stated that Coupled Products in on board with the project and

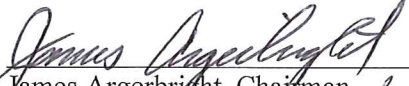
they are going to approve the easement. He has an email confirmation from them stating that the County is allowed on their property.

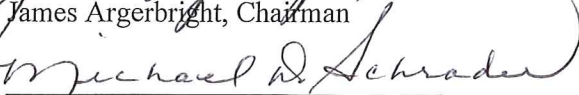
UPDATE ON BROADBAND PROJECT: Jon Myers gave an update on the broadband project due to some questions and concerns in regard to funding for the project. At this time the project has been put on hold. Jon asked when Umbaugh would be coming to the County to perform an audit on the Redevelopment fund. A lot of the business in the TIF area have been complaining about their internet service more frequently.

IN OTHER BUSINESS: For the past few months, Jon has been working with George to potentially use CREDIT funds to staff a part time Redevelopment employee within the Planning Department. This person would be responsible for all of the paperwork and to monitor projects for the Commission. They are considering this for the 2017 budget year. Jenny in the Planning Department is now part time but if the Commission approved an employee then she would become full time with the County. George asked if this is something the Commission would be interested in doing. Jon is hoping that this change will save the Commission and the County money. At this time, the Commission pays the EDC to market the TIF area but he suggests that they cut what they pay the EDC for Jenny to perform some of the tasks that they do. Nathan stated that it would be beneficial to have Jenny full time because she would have the flexibility to cover permitting and planning and building activities when the RDC does not require her assistance and vice versa. In terms of efficiency, Jenny would be working through each project through the Planning Department from the time Jon gives it to her until the business opens their doors. The base wage for this position would be \$32,147 plus benefits which are another \$20,000 between PERF, taxes and medical insurance. The part time wage is already \$10,000 so they would be able to take \$10,000 off of the \$32,147 plus the \$20,000 for benefits. Attorney Boxberger stated that the TIF statute prohibits TIF funds being used for administrative costs. The agreement in place with the EDC is project by project and it is for Redevelopment project purposes and not administrative costs. The Commission is allowed to have employees they are just not allowed to use TIF funds to pay their salary and benefits. FKessler stated that the County would have to fund the project due to the Commission not being able to use their funds for administrative costs. GSchrumpf indicated he would bring this request before the Commissioners for their CREDIT fund. In regard to new projects, there is a company looking very strongly into the Spec Building out at Rail Connect. If they choose to move forward, they will likely make a decision late August and Joe D'Italia is working with them to get the rent and buyout options at a place where they are comfortable with. To get the rent and buyout options where they need them, Joe may need to come in and ask for a discount on the land. Jon is still waiting on number from the company in terms of number of jobs, wages etc. In regard to the 55 acres that is available, Mike Swinford from Briner stated that he may be interested in buying a portion of the acreage and putting up a building. Mike was wondering if someone on the Commission would have some time to meet with him to walk the property and talk about what would need to be done. He is wondering how it could be divided up and where the utilities are for infrastructure. The building would approximately be around 150,000 square feet which would be around half of the 55 acres. Jon stated he would meet with Mike to view the property and get an idea of what his needs are. In regard to the SDI bonds, one bond is paid off this year, the second is paid off next year and the other is the following year.

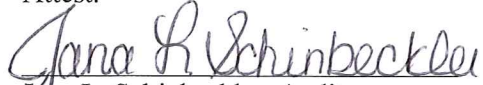
There being no further business or public comment, the meeting was adjourned at 9:05 AM.

Whitley County Redevelopment Commission


James Argerbright, Chairman


Michael D. Schrader, Secretary

Attest:


Jana L. Schinbeckler, Auditor