

**WHITLEY COUNTY REDEVELOPMENT**  
**September 13, 2016**

The Whitley County Redevelopment Commission met Tuesday, September 13, 2016 in the Commissioner's Room located on the first floor of the Whitley County Government Center. Redevelopment members in attendance were Bill Overdeer, Frank Kessler and George Schrupf. Chairman Jim Argerbright, Michael Schrader and Jill Western were absent. The Commission had legal representation Andy Boxberger from Caron Boxberger LLP. EDC President Jon Myers was in attendance. Guests included: Planning Director Nathan Bilger, Jennifer Stephenson from the Planning Department and Derek Frederickson from Engineering Resources.

The regular meeting was called to order by <sup>FKessler</sup>Chairman ~~Jim Argerbright~~ at 8:00 AM.

**IN THE MATTER OF MINUTES & CLAIMS:** The minutes for the August 16, 2016 meeting were presented for review. *BOverdeer motioned the September 16, 2016 minutes be approved; GSchrumpf seconded the motion; motion passed with all in favor.* In regard to claims, the check run for August 17, 2016 consisted of claims for: Niblock Excavating for \$181,215.23 and Carson Boxberger Attorneys for \$2,169.00. The check run for September 2, 2016 consisted of claims from: Jim Argerbright for \$200.00, Michael Schrader for \$150.00 and Whitley Co Economic Development Corporation for \$25,000.00. *GSchrumpf made a motion to approve the check runs; BOverdeer seconded the motion; motion passed with all in favor.*

**PROJECT BOUNCE FOR WHITLEY RC INVESTMENTS:** Joe D 'Italia has a business interested in the Spec Building at Rail Connect Business Park. Whitley RC Investments has been in negotiations for several months with a local company that has been looking for a building to expand its current operations. The proposed expansion would add 32 new employees in addition to the 32 people currently employed. There are \$2,351,000 in improvements that the company needs for the building. In order to meet the pricing targets set by the company, Whitley County RC Investments will need to reduce the cost of Lot #3 by \$200,000 and they will need a 10 year real estate tax abatement. There are many benefits to meeting this company's requests for the Commission. *BOverdeer made a motion to approve the company's requests; GSchrumpf seconded the motion; motion passed with all in favor.*

**REVIEW ERI PROPOSAL FOR LOT #1 IN RAIL CONNECT BUSINESS PARK:** At the previous Redevelopment meeting, the Commission discussed getting Lot #1 in Rail Connect Business Park ready for potential building site and development. Derek Frederickson from Engineering Resources made a presentation of the two lot configuration that the Commission discussed. There would still be rail access to both lots. In regard to the earth work and soil borings, there is a large volume of top soil and undercut material that need to be moved off of the property. Derek stated that the success of the project is going to be determined by how they handle the undercut and the disposal of the material. It would be a benefit to keep the material on the property if at all possible due to the removal of it being costly. Derek recommended that the Commission not move any dirt until late spring of 2017. Second, he suggested that they going around asking if anyone needs top soil and try to remove as much as they can off of the property. Derek's last suggestion was to do as much work as needed and then leave the remaining portion of the project for whoever the end user would be. Derek will be back to the next Redevelopment meeting to explain the draft to the other members.

**PROPOSAL FOR CHURCH OF THE BRETHERN PROPERTY:** The proposal for the Church of the Brethren property was given to the Commission from Jon Myers. Attorney Boxberger stated that in order to sell this property, the Commission has to offer the property for sale and follow the

statutory process. The information for the bids will be published twice and they must be at least the average of the two appraisals. Per statute, the Commission is allowed to put restrictions on the use of the property. The bids are to be received by October 5, 2016 at 8:30 AM. The publication notices will need to be published in two newspapers twice. The Commission had previously discussed making improvements to the property before selling but Jon Myers is recommending to the Commission to just adjust the sale price for the property. *GSchrumpf made a motion to move forward with a price of \$200,000 and the limitations put in place; BOverdeer seconded the motion; motion passed with all in favor.*

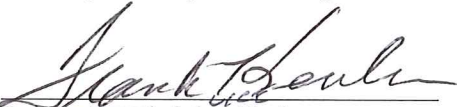

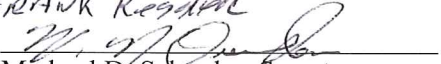
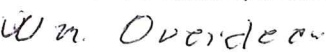
**STATUS OF PROJECT FOR INDIANA MATERIALS PROCESSING:** EDC President Jon Myers did not have much of an update on Indiana Materials Processing at this time.

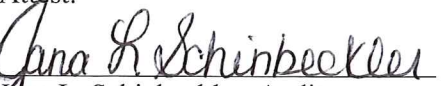
**STATUS REPORT ON UмбаUGH:** GSchrumpf stated that he has spoken with Umbaugh but has still not heard anything back from them at this time. The Commission agreed that they may need to look into another consulting firm to review the Commission's finances.

**IN OTHER BUSINESS:** In regard to the County Road 600 East project, the holdup of the project is the railroad. Their work was delayed a week for the project so Niblock has been waiting on the railroad to complete their work so they can finish the project. The culvert was replaced at Gator Cases which eliminates any concerns of the culvert collapsing. County Highway Engineer Brandon Forrester said it would be another 3 to 4 weeks before the project would be completed. EDC President Jon Myers had a few updates to give to the Commission. In regard to the street lighting out at County Line Road 800 East for Steel Dynamics, they have been reimbursing the Redevelopment Commission for the lighting bill. Jon recommended that the bill be put in Steel Dynamics name rather than the Redevelopment Commission's. There has been more interest in the Park 30 Spec Building recently and Jon hopes to work with the companies that are interested to work towards an agreement. Lastly, Jon and George met with Mayor Daniel about the possibility of the buildout of the broadband internet service within the TIF district. Jon recommends that the Redevelopment Commission be a part of the broadband internet service project.

There being no further business or public comment, the meeting was adjourned at 9:20 AM.

**Whitley County Redevelopment Commission**

  
James Argerbright, Chairman  
  
  
Michael D. Schrader, Secretary  


Attest:  
  
Jana L. Schinbeckler, Auditor