

WHITLEY COUNTY REDEVELOPMENT
November 7, 2016

The Whitley County Redevelopment Commission met Monday, November 7, 2016 in the Commissioner's Room located on the first floor of the Whitley County Government Center. Redevelopment members in attendance were Chairman Jim Argerbright, Bill Overdeer, Frank Kessler, George Schrupf, Michael Schrader and Jill Western. The Commission had legal representation of 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, Todd Samuelson from Umbaugh and Tom Western from the County Council.

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

CONSIDERATION OF AJ MACHINE'S OFFER TO PURCHASE FORMER BRETHERN PROPERTY: AJ Machine has offered to purchase the former Brethren property. Attorney Boxberger stated that the Commission needs to accept the proposed contract and the statutory time has passed for anyone that was interested in the property to pay the assessed amount. Boxberger stated the Commission may now sell the property as they deem appropriate. *FKessler made a motion to accept the agreement; MSchrader seconded the motion; motion passed with all in favor.*

CONSIDERATION OF ENGINEERING RESOURCES PROPOSAL FOR RAIL CONNECT: Derek Frederickson from Engineering Resources was not able to attend the meeting for an update. He stated he will come to the December meeting to give the update. There is a company interested in the property at rail connect at this time which is an organic fertilizer company.

REVIEW OF UмбаUGH FINANCIAL REPORT: Todd Samuelson gave a report to the Commission in regard to their financial status. The packet included many different reports for the Commission to view which included: Estimated tax increment for Steel Dynamics real property/personal property, amortization schedules for bonds, historical tax increment distributions, current account balances, estimated annual Iotron tax increment, etc. Todd explained to the Commission that their revenue will be adequate in the coming years for the projects they would like to complete. The Commission did not have any questions for Todd and thanked him for his time.

CONSIDERATION OF PROPOSAL CHANGE ORDER FOR BRINER CONSTRUCTION: In regard to work completed by Briner Construction, there is a change order that needs approved by the Commission. The Commission approved \$51,000 for the project and it is in regard to the road. Attorney Boxberger recommended that the Commission approve Item #1 but not Item #2 because the second item does not seem appropriate. Item #1 is for additional cost to add approximately 100 LF of highway guardrail on the inside radius at the looped drive. Item #2 is to reduce the area of volume of earth undercutting at the building pad area of addition 2B1 as proposed. Item #1 is for an amount of \$6,000 and Item #2 is for an amount of \$18,900. The amount remaining for the

agreement is \$18,900. *MSchrader made a motion to approve change order Item #1 but not Item #2; BOverdeer seconded the motion; motion passed with all in favor.*

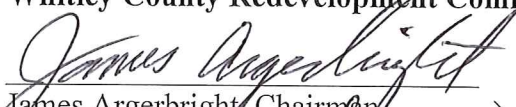
REVIEW STATUS OF SHOVEL READY SITES IN WHITLEY COUNTY: Jon Myers stated that there are three sites listed as approved by the State as shovel ready on the State's website. The sites are at Rail Connect, South Whitley Industrial Park and the third is the Park 30 site. The Office of Rural Development for the State administers the shovel ready site program and they have recently come out with new requirements. It requires everyone to go back through their shovel ready sites and have them recertified to continue to be listed on their website. All three of these shovel ready sites are potentially sold and Jon does not believe that it will make a huge difference for them to be on the State's website as certified. *MSchrader made a motion to not participate in recertifying the shovel ready sites; GSchrumpf seconded the motion; motion passed with all in favor.*

MISCELLANEOUS MATTERS: Planning Director Nathan Bilger stated that AJ Machine received their site development plan approval. They are debating on whether to modify it still at this point in time but the modification would not require approval again. Impact CNC also received their site development plan approval for their expansion. The future expansion plans will likely require them to obtain variances. In regard to the 2017 meeting schedule, Nathan recommended that the Commission meet the 2nd and 4th Tuesdays of each month and then if there is a lack of business, the meeting can be cancelled. The Commission came to a consensus that the 2nd and 4th Tuesdays for meetings would be an ideal schedule. Nathan stated that he would bring the 2017 meeting schedule to adopt at the December meeting.

IN THE MATTER OF MINUTES & CLAIMS: The minutes for the October 11, 2016 meeting were presented for review. *GSchrumpf motioned the October 11, 2016 minutes be approved; BOverdeer seconded the motion; motion passed with a 5/0 vote.* In regard to claims, the check run for October 5, 2016 consisted of claims for: 30 Spec Realty for \$1,829.81 and Northeastern REMC for \$512.71. The check run for November 3, 2016 consisted of claims from: 30 Spec Realty, LLC for \$1,929.67, Gator Cases for \$6,600.00 and Jon Myers for \$63.00. *MSchrader made a motion to approve the check runs; BOverdeer seconded the motion; motion passed with all in favor.*

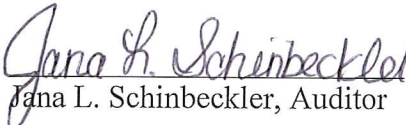
There being no further business or public comment, the meeting was adjourned at 9:07 AM.

Whitley County Redevelopment Commission


James Argerbright, Chairman


Michael D. Schrader, Secretary

Attest:


Jana L. Schinbeckler, Auditor