

MINUTES

WHITLEY COUNTY REDEVELOPMENT COMMISSION

Tuesday, January 10, 2017

WHITLEY COUNTY GOVERNMENT CENTER
COUNTY COMMISSIONERS/COUNTY COUNCIL MEETING ROOM

MEMBERS PRESENT

Jim Argerbright
Bill Overdeer
George Schrupf
Michael Schrader
Jill Western

MEMBERS ABSENT

Frank Kessler

LEGAL COUNSEL

Andy Boxberger - Absent

STAFF

Jon Myers
Nathan Bilger
Jennifer Stephenson
Jana Schinbeckler

GUESTS

Jon Kissinger – Kissinger Electric
Steve Western

CALL TO ORDER: President Jim Argerbright called the meeting to order at 8:00am.

ELECTION OF OFFICERS: The Redevelopment Commission discussed their board appointments for 2017. It was decided that the Redevelopment Commission would benefit having a Vice-President in the case of signatures being needed and the President was unavailable. Mr. Overdeer motioned that the existing officers stay the same; Mr. Argerbright as President and Mr. Schrader as Secretary, adding Mr. Schrupf as Vice-President. Mr. Schrader seconded the motion; motion passed with all in favor.

IN THE MATTER OF MINUTES: The minutes for the December 13, 2016 meeting were presented for review. Mr. Schrader motioned the December 13, 2016 minutes be approved as presented; Mr. Schrupf seconded the motion; motion passed with all in favor.

RDC / EDC AGENCY AGREEMENT DISCUSSION: EDC President Jon Myers stated that it has been assumed that a signed agreement has been in place. The updated Agency Agreement will allow for tightening of procedures and will include quarterly payments in place of yearly payments. Mr. Myers presented the Agency Agreement to the EDC Board on January 6, 2017, where it was suggested by EDC Attorney, Matt Shipman, that an indemnification clause be added. The EDC Board approved the Agency Agreement subject to the indemnification clause. Mr. Myers has not had discussion with Mr. Boxberger regarding the indemnification clause, leading the Redevelopment Commission to continue the RDC/EDC Agency Agreement to the January 24, 2017 meeting.

KISSINGER ELECTRIC ABATEMENT: EDC President Jon Myers presented the Redevelopment Commission with abatement information for Kissinger Electric. Kissinger Electric is a family-owned business located in Whitley County and would like to expand to meet the growing needs of their customers. This would allow for an additional eight new employees. Kissinger Electric is considering building a new facility in the Park 30 Business Park and is requesting support from the county with a tax abatement on the real estate improvements. The recommendation from Mr. Myers is for the Redevelopment Commission to recommend that the Whitley County Council approve this tax abatement. Jon Kissinger of Kissinger Electric spoke about the growth of their company with their goal being continuing to grow while supporting more opportunity in this community. Mr. Overdeer moved to recommend that the Whitley County Council grant approval of the tax abatement for Kissinger Electric, seconded by Mr. Schrader; motion passed with all in favor.

PROJECT GROW REQUEST: EDC President Jon Myers informed the Commission about the organic fertilizer company that is looking at Rail Connect Park. There is a request for the Redevelopment Commission to help pay for a professional market study showing demand for their product. Mr. Overdeer requested more information regarding the company's product. Mr. Myers explained the product and process regarding filtering and sewage. Mr. Schrader inquired about how the sewer system could be affected. Mr. Myers stated the process being used does not add more to the sewer system and is environmentally clean. The recommendation to the Redevelopment Commission from Mr. Myers is to delay this approval until more information is obtained. The general consensus of the Redevelopment Commission will be to wait until more information is made available.

CARSON BOXBERGER FEE SERVICES AGREEMENT: This agreement will be continued to the January 24, 2017 meeting due to the absence of Mr. Boxberger at today's meeting.

MISCELLANEOUS MATTERS: EDC President Jon Myers presented some celebrations to the Redevelopment Commission. On January 9, 1991, Mr. Overdeer incorporated the EDC, which was 25 [sic] years ago. Congratulations were extended to Mr. Overdeer. Mr. Myers spoke with the IEDC and the current hourly wage is \$18.53/hour in Whitley County. Mr. Myers stated this was due to the Redevelopment Commission making sure businesses come to Whitley County and are provided good paying jobs. Mr. Myers received CAGIT and CEDIT totals from the Auditor's Office which showed an increase of 11% from 2015 to 2016. Mr. Myers then presented the commission with a copy of *The Atlantic*, which is a national magazine. Their recent issue highlighted Micropulse, Inc. Mr. Myers also had recently spoke with Attorney Earl Tison regarding the sewer contract/agreement with the City. Mr. Tison did not have any recollection of the contract/agreement, however it is possible the law firm may have documentation.

Mr. Schrupf would like the Redevelopment Commission to look into continuing using Region 3A. Mr. Myers stated he had not really used Region 3A however does know that much of the work is now completed in house. Mr. Bilger agreed with Mr. Myers' comments. After discussion, the Commission agreed that the County Commissioners would be the ones to make

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working with Mayor Daniel on broadband in the city and also the TIF district. They are getting close to an agreement, with part of that being the Whitley County Commissioners through CEDIT provide \$75,000/year for two years to assist in the buildout to the TIF area, then would ask for another \$300,000 (\$150,000/year) from the Redevelopment Commission to extend broadband to County Line Road. Mr. Bilger stated a draft of the Annual Report should be ready by mid-March. The US 30 Concept Plan is complete and the final report is being drafted, possibly ready to be shared with the Redevelopment Commission by the next meeting. The Commission gave general consensus for Mr. Argerbright, Mr. Schrumpf and Mr. Myers to meet with the City regarding the sewer contract/agreement. Mr. Schrumpf would like to have bond/ledger information available at the January 24, 2017 meeting for review. Mr. Schrumpf also brought up discussion regarding decreased assessed values in Columbia City.

IN THE MATTER OF CLAIMS: The claims for check run dated December 14, 2016 were reviewed and consisted of: 30 Spec Realty for \$1,673.14, Briner Building for \$4,500.00, Carson Boxberger Attorneys for \$1,118.00, H.J. Umbaugh for 12,335.00, Northeastern REMC for \$497.71, Whitley RC Investments, LLC for \$4,075.00 and Regions Bank for \$1,000.00. Motion by Mr. Schrumpf to approve the claims; Mr. Schrader seconded the motion and the motion passed with all in favor.

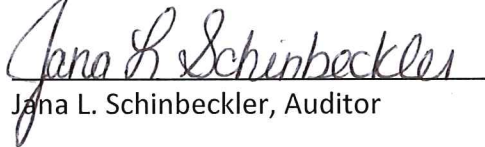
There being no further business or public comment, the meeting was adjourned at 9:03am.

Whitley County Redevelopment Commission


James Argerbright, President


Michael Schrader, Secretary

Attest:


Jana L. Schinbeckler, Auditor