

**MINUTES**  
**WHITLEY COUNTY REDEVELOPMENT COMMISSION**  
**Tuesday, April 25, 2017**

**WHITLEY COUNTY GOVERNMENT CENTER**  
**LOWER LEVEL - MEETING ROOM A/B**

**MEMBERS PRESENT**

Jim Argerbright  
George Schrupf  
Bill Overdeer  
Frank Kessler

**MEMBERS ABSENT**

Michael Schrader

**LEGAL COUNSEL**

Andy Boxberger

**STAFF**

Jon Myers  
Nathan Bilger  
Jennifer Stephenson  
Jana Schinbeckler

**GUESTS**

Brandon Forrester – Whitley County Highway Engineer  
Keith Wells – American LandMaster  
Marc Weber – American LandMaster

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

**IN THE MATTER OF MINUTES:** The minutes for the March 28, 2017 meeting were presented for review. Mr. Kessler motioned the March 28, 2017 minutes be approved as presented; Mr. Overdeer seconded the motion; Motion passed with all in favor.

**PROJECT SPORT REQUEST:** Mr. Myers introduced Keith Wells and Mark Weber with American LandMaster. American LandMaster, who manufactures off-road utility vehicles, currently has two locations and would like to consolidate to a single location here in Whitley County in the former Essex Building. They are requesting a ten-year tax abatement on their equipment and personal property. The project would break even for the county almost immediately according to Mr. Myers' analysis. Recruiting of 50 new employees would be projected to start in July 2017 with the company in production the end of September. Mr. Schrupf motioned to recommend the County Council approve the ten-year tax abatement; Mr. Overdeer seconded the motion; Motion passed with all in favor.

**PROJECT DISCUSSIONS:** Mr. Myers, Mr. Forrester and Mr. Bilger presented information on possible projects including: drainage, roads, sanitary sewer and a spec building.

In regards to drainage projects, a possible drainage study in the TIF area would be beneficial in that it would give the commission a heads up on any drainage issues for future businesses. After discussion, the commission agreed they would like to see more of a scope on a drainage study.

Regarding road projects, Mr. Forrester informed the commission that CR 100 East and CR 300 South are heavily used by semi-trailers and may deteriorate very quickly. The commission discussed whether improvements should be made with the US 30 components possibly starting. Mr. Bilger estimates that the time frame for US 30 could be 4-5 years out at earliest and the mentioned roads would need looked at before that time. There was no decision made at this time regarding road projects.

Mr. Myers questioned if the commission would like funds set aside for the sanitary sewer near Steel Dynamics, Inc. Mr. Myers, Mr. Argerbright, Mr. Schrupf and Mr. Boxberger will be meeting with Mayor Daniel regarding this issue in the next couple weeks.

Mr. Myers asked if the commission was in favor of another spec building being built in Rail Connect Park. With the commission interested in pursuing this, Mr. Myers will get more information together for the next meeting and work with Mr. Boxberger on the specifics.

**BROADBAND PROJECT UPDATE:** Mr. Myers reported that he and Mr. Schrupf met with Metronet recently. The city has bowed out of the broadband project, however if the county is still interested in moving forward with the project in the TIF district, the cost would remain as it was originally stated for the county (\$150,000/year for two years with a ten-year 100% tax abatement). It was noted that the payments would not come out of either bonds. Mr. Schrupf stated that the original agreement was \$50,000 coming from credit funds and \$100,000 coming from Redevelopment. However, now the county has some other issues that have come up so they would be asking for Redevelopment to cover all of the \$150,000/year for two years. The original plan was for the payouts to be in February 2017 and February 2018. Mr. Schrupf motioned to approve the \$300,000 for Metronet to bring service into the TIF area with the approval and authorization of the resolution, and recommend to the County Council approval regarding the tax abatement; Mr. Kessler seconded the motion; Motion passed with all in favor.

**LARWILL TOWN COUNCIL UPDATE:** Mr. Myers informed the commission that he had met with the Larwill Town Council regarding exploring a TIF district on the west side of Whitley County. Mr. Argerbright, Mr. Bilger and Mr. Myers will meet with the Larwill Town Council regarding more specifics on what the TIF district would look like.

**MISCELLANEOUS MATTERS:** Mr. Schrupf and Mr. Myers had recently met with a company interested in Rail Connect. This particular company is asking the Redevelopment Commission to help pay for an engineering study. Mr. Boxberger stated that Redevelopment funds cannot be used for private engineering projects.

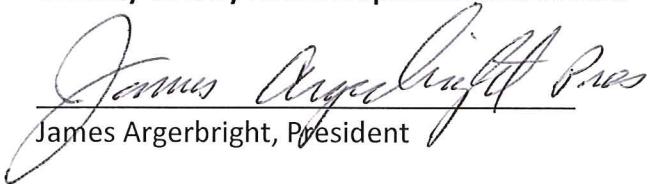
Mr. Myers and Mr. Bilger explained that Iotron Industries USA, Inc. had requested a look at their numbers in regards to their bond. At this point they are no longer in shortfall so the Redevelopment Commission will need to reimburse them \$53,411.76 for 2015 pay 2016. The question arose whether the commission should hold the refund for future when there may be another shortfall. After discussion, it was agreed that the reimbursement should be paid out and not held for future.

Mr. Forrester informed the Commission that there will be some chip/seal updates to roads this year within the TIF district. He would like to request \$10,000 from the Redevelopment Commission to assist with the road project. Mr. Overdeer would like to wait until later in the year to have a better idea of how much may be needed.

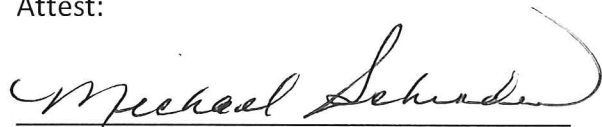
**IN THE MATTER OF CLAIMS:** The claims for check run dated April 10, 2017 were reviewed and consisted of Economic Development Corporation for \$6,250.00, Jim Argerbright for \$250.00, Michael Schrader for \$250.00, Northeastern REMC for \$497.71, and 30 Spec Realty for \$1,999.93. Mr. Schrupf motioned to approve the claims, seconded by Mr. Overdeer; Motion passed with all in favor.

There being no further business or public comment, the meeting was adjourned at 9:34am.

**Whitley County Redevelopment Commission**

  
James Argerbright, President

Attest:

  
Michael Schrader, Secretary