

MINUTES
WHITLEY COUNTY REDEVELOPMENT COMMISSION
Tuesday, May 23, 2017

WHITLEY COUNTY GOVERNMENT CENTER
1st FLOOR-COMMISSIONERS/COUNCIL MEETING ROOM

MEMBERS PRESENT

Jim Argerbright
George Schrupf
Michael Schrader
Bill Overdeer
Frank Kessler
Jill Western

ABSENT

Jana Schinbeckler

LEGAL COUNSEL

Andy Boxberger

STAFF

Jon Myers
Nathan Bilger
Jennifer Stephenson

GUESTS

Jeff Walker – Columbia City Community Development Director
Joe D’Italia – Whitley RC Investments
Zain Bengali – Indiana Materials Processing, LLC
Abid Bengali – Indiana Materials Processing, LLC
Wayne Smith – EDC Intern

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

IN THE MATTER OF MINUTES: The minutes for the April 25, 2017 meeting were presented for review. Mr. Overdeer motioned the April 25, 2017 minutes be approved as presented; Mr. Schrupf seconded the motion; Motion passed with Mr. Schrader abstaining.

UPDATE FROM JOE D’ITALIA: Mr. Joe D’Italia was present to update the redevelopment commission on the spec building at Rail Connect. Mr. D’Italia wanted to extend his appreciation to the redevelopment commission for their support and assistance on this project. Autoliv took over the spec building on March 1, however there are still a couple items that need completed on the outside of the building. Mr. D’Italia will soon have the final cost from the contractor and will inform the commission when that is ready for reconciliation. Mr. Schrupf and Mr. Argerbright extended appreciation back to Mr. D’Italia on behalf of all of the commission members.

INDIANA MATERIALS PROCESSING ABATEMENT: Mr. Myers presented the commission with information regarding a request from Indiana Materials Processing, LLC for a ten-year tax abatement on personal property. This new equipment will be custom-made out of Europe and will double their production ability allowing the hiring of four additional employees. Mr. Abid Bengali was present to express gratitude toward the redevelopment commission for their support. Mr. Schrader motioned to recommend the County Council approve the ten-year

personal property tax abatement; Mr. Kessler seconded the motion; Motion passed with all in favor.

REPLACEMENT OF SEWER PIPES UNDER US 30: Mr. Jeff Walker was present to inform and discuss with the commission the sewer line issues under US 30. After many recent discussions, the consensus is that this project should be a priority and is best to install new sewer pipes at county roads 600 East and 300 East. Donohue & Associates, Inc. have estimated the cost to be approximately \$400,000 for each crossing. Mr. Boxberger informed the commission that the series B bonds can be used for this project and this would be a redevelopment commission project.

Mr. Schrupf questioned if the city has had other companies look into this project. Mr. Walker explained they have not due to Donohue & Associates, Inc. having extensive knowledge of this system.

Mr. Overdeer motioned to approve Donohue & Associates, Inc. for design services for the sewer lines under 600 East & 300 East. Mr. Schrader seconded the motion: Mr. Schrupf requested discussion verifying that this motion was only for the \$49,700 to Donohue & Associates, Inc. for design services for county roads 600 East/US 30 and 300 East/US 30 line at this time, which was confirmed. Motion passed with all in favor.

HIGH SPEED INTERNET RESOLUTION: Mr. Myers informed the commission that Metronet should be ready to present their proposal in the next couple weeks. Mr. Boxberger requested additional information regarding the Metronet project. After discussion, it was decided that Mr. Boxberger will send information regarding the Metronet agreement to the County Commissioners.

MISCELLANEOUS MATTERS: Mr. Myers introduced Wayne Smith, summer intern for Economic Development.

Mr. Bilger informed the commission that a Redevelopment Commission Training Workshop will be held on June 29, 2017 at 7:00pm in the Whitley County Government Center.

Mr. Bilger also informed the commission that he will bring 2018 budget information to the next meeting for review by the commission. Mr. Kessler will also lend his budget experience to Mr. Bilger and staff in the meantime regarding the redevelopment budget matters. After discussion regarding preliminary numbers, it does not look like the 2018 budget will allow for any TIF percentage passed through. Mr. Kessler motioned that due to some members not being able to attend the June 13th RDC meeting, unless numbers change, the commission will not pass through any percentage of the TIF for 2018; seconded by Mr. Overdeer; Motion passed with all in favor.

Mr. Myers brought the commission up to date regarding the questions that lotron, Inc. recently had regarding bonds and their property taxes paid. Those questions have been answered in house without the need for Umbaugh & Associates to be involved.

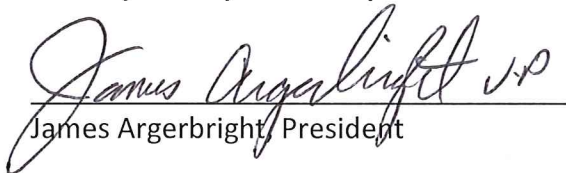
Mr. Argerbright and Mr. Myers wanted to continue discussion of the broader US 30 sewer project and the meeting that was recently held with representatives of the City of Columbia City. SDI engineers as well as Donohue & Associates are both working on this sewer issue as well. The commission would like to have a public records request made toward the City of Columbia City asking for SDI revenue information for the last seven years. Staff will work on the request and bring that information to the commission once obtained.

Mrs. Western invited the commission to the new CCHS ground breaking that will take place on June 16, 2017.

IN THE MATTER OF CLAIMS: One claim for check run dated March 28, 2017 was reviewed and consisted of Star Financial Bank Loan Services for \$132,657.30. The claims for March 29, 2017 were reviewed and consisted of Carson Boxberger for \$607.50, Premier Earth for \$6,400.00 and Pyrotek for \$688.90. One claim for April 20, 2017 was reviewed and consisted of \$652.50. Also the claims for check run dated May 11, 2017 were reviewed and consisted of 30 Spec Realty, LLC for \$1,999.36, Iotron Industries, Inc. for \$53,411.76 and NE REMC for \$497.71. Mr. Schrupf will speak with Mr. Scott Wagner regarding the Premier Earth claim. The NE REMC claim will be changed to be billed directly to the Gateway Association and SDI. Mr. Overdeer motioned to approve the claims, seconded by Mr. Kessler; Motion passed with Mr. Argerbright abstaining.

There being no further business or public comment, the meeting was adjourned at 9:08am.

Whitley County Redevelopment Commission


James Argerbright, President

Attest:


Michael Schrader, Secretary