

MINUTES
WHITLEY COUNTY REDEVELOPMENT COMMISSION
Tuesday, June 27, 2017

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

MEMBERS PRESENT

Jim Argerbright
George Schrumpf
Michael Schrader
Bill Overdeer
Jill Western

ABSENT

Frank Kessler

LEGAL COUNSEL

Andy Boxberger

STAFF

Jon Myers
Nathan Bilger
Jennifer Stephenson
Jana Schinbeckler

GUESTS

John Forslund – Advanced Assembly
Chris Gionti – Steel Dynamics, Inc.
Glenn Pushis – Steel Dynamics, Inc.
John Neuchterlein – Warner Electric
Wayne Smith – EDC Intern

CALL TO ORDER: President Jim Argerbright called the meeting to order at 8:05am.

IN THE MATTER OF MINUTES: The minutes for the May 23, 2017 meeting were presented for review. Mr. Schrader motioned the May 23, 2017 minutes be approved as presented; Mr. Overdeer seconded the motion; Motion passed with all in favor.

PROJECT #1 ABATEMENT REQUEST: Mr. Myers presented to the commission information pertaining to Warner Electric, Inc., who is requesting a tax abatement on new equipment that will be phased in over a ten year period. Mr. Overdeer motioned to recommend the County Council approve the ten-year tax abatement, seconded by Mr. Schrader; Motion passed with all in favor.

PROJECT #2 ABATEMENT REQUEST: Mr. Myers presented information to the commission regarding a tax abatement request for Steel Dynamics, Inc. The tax abatement would be for both the real estate improvements and new equipment phased in over a ten year period. Mr. Schrader motioned to give a favorable recommendation to the County Council regarding the ten-year tax abatement for Steel Dynamics, Inc., seconded by Mr. Schrumpf; Motion passed with all in favor.

PROJECT #3 ABATEMENT REQUEST: Mr. Myers presented information to the commission regarding a tax abatement request for Advanced Assembly, Inc. This company is requesting a \$235,000 training grant to support three new assembly lines, in lieu of a ten-year tax

abatement. Mr. Myers is also requesting that the redevelopment commission give a favorable recommendation for the County Council to grant a ten-year tax abatement on the personal property, if an agreement on this training grant cannot be reached. Mr. Schrumpf requested clarification on whether this would include a building expansion. Mr. John Forslund with Advanced Assembly, Inc. stated that it does not. Mr. Boxberger wanted to clarify that invoices should be submitted and reimbursed by the Redevelopment Commission according state statute. Mr. Overdeer motioned to approve the training grant up to \$235,000 and to recommend the County Council approve the ten-year tax abatement on personal property if the training grant agreement is not reached. Mr. Schrumpf seconded the motion; Motion passed with all in favor.

DONOHUE PROPOSAL: Mr. Boxberger has corresponded with Donohue & Associates, Inc. regarding the US 30 sewer at County Road 600 East and 300 East. Before going further, Mr. Boxberger wanted to confirm the authorization of the cost being \$49,700 to design, bid and manage the completion of this sewer project. Mr. Schrumpf requested more detail on what it means for the Redevelopment Commission to be the owner. Mr. Boxberger explained that the Redevelopment Commission is the owner as far as owning the project, not owning the actual sewer. Mr. Boxberger advised that he will make that clear to Donohue & Associates, Inc. Mr. Bilger added that the Redevelopment Commission would also own the documents associated with this project. Mr. Schrumpf motioned to approve the U.S. 30 sewer crossing project of \$49,700 to Donohue & Associates, Inc. with clarification of ownership of the sewer line. Mr. Schrader seconded the motion; Motion passed with all in favor.

2018 BUDGET REVIEW: Mr. Bilger presented the 2018 Redevelopment Commission budget with explanation on how the amounts were calculated. Mr. Boxberger mentioned that the WCCS contract amount would not fall under the Training Account, but more likely Capital Improvements. The training account also would need amended due to the training grant of \$235,000 for Advanced Assembly, Inc. being approved earlier today. It was agreed that the Union Township Fire Department should have an agreement instead of a Memorandum of Understanding. Mr. Boxberger and the commission will look into that change in 2019. The commission agreed that the 2018 budget would be tabled until the next meeting.

MISCELLANEOUS MATTERS: Mr. Myers should be contacted by Metronet this week regarding the fiber optic project in the TIF area.

Mr. Myers also wanted to remind the commission of the upcoming Redevelopment/TIF Training Workshop on June 29, 2017.

Mr. Myers has had discussions with Renewable Opportunities, Inc. Mr. Argerbright, Mr. Schrumpf and Mr. Boxberger have also been contacted by company representatives at different times. Mr. Myers feels that there is still work to be done before the company is ready to present a formal request to the Redevelopment Commission. The general consensus was that Renewable Opportunities, Inc. contact the commission through Mr. Myers when their package

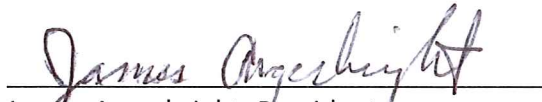
is complete and ready for presentation. Mr. Myers will communicate this information to Renewable Opportunities, Inc.

Mr. Bilger & Mrs. Stephenson presented the commission with SDI sewer revenues for the last 5-1/2 years that were provided by the City of Columbia City. This includes all businesses and residential properties that feed into the SDI sewer line, up to the Gateway lift station.

IN THE MATTER OF CLAIMS: Claims for check run dated May 17, 2017 were reviewed and consisted of Carson Boxberger for \$855.00 and Whitley RC Investments (final invoice) for \$11,283.26. One claim for the May 22, 2017 check run was reviewed for Pyrotek for \$359.00. Claims for the June 14, 2017 check run were reviewed and consisted of 30 Spec Realty for \$1,999.17, Carson Boxberger for \$1,980.00, Northeastern REMC for \$497.71, Pyrotek for \$358.00 and Wells Fargo for \$3,000. Claims for check run dated June 16, 2017 were reviewed and consisted of Whitley County Treasurer for \$6,400.00. Motion to be approved at the next Redevelopment Commission meeting.

There being no further business or public comment, the meeting was adjourned at 9:38am.

Whitley County Redevelopment Commission


James Argerbright, President

Attest:


Michael Schrader, Secretary