

MINUTES
WHITLEY COUNTY REDEVELOPMENT COMMISSION
Tuesday, July 25, 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

LEGAL COUNSEL

Andy Boxberger

STAFF

Jon Myers
Nathan Bilger
Jennifer Stephenson
Jana Schinbeckler

GUESTS

Karl Behrens – 30 Spec Realty, LLC
Wayne Smith – Whitley County 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 June 27, 2017 meeting were presented for review. Mr. Schrupf motioned the June 27, 2017 minutes be approved as presented; Mr. Overdeer seconded the motion; Motion passed 4-0 with Mr. Kessler abstaining.

30 SPEC REALTY: Mr. Myers informed the redevelopment commission that 30 Spec Realty, LLC was questioning the termination date of their Development Agreement with the Redevelopment Commission. This agreement stated that the commission would pay the carry costs for 30 months from the execution of the agreement. Mr. Karl Behrens, representing 30 Spec Realty, LLC, noted that there was a delay starting construction which should fall under permitted delays of the agreement, allowing three more months before termination of the agreement. Mr. Boxberger further explained specific portions of the agreement. Mr. Argerbright noted that 30 Spec Realty, LLC had not kept the commission updated on the project and that he would struggle granting a three month extension. Mr. Behrens apologized as he was not aware of that expectation. Mr. Overdeer motioned to approve covering an additional three months of carry costs for 30 Spec Realty, LLC. There being no second, the commission moved on to the next item on the agenda.

REVIEW OF SDI BOND STATUS: Mr. Boxberger informed the commission that a conference call was held recently with Umbaugh and Ice Miller Bond Counsel regarding repayment of the SDI bond. The question arose from the commission regarding how this has all come about. Mr. Boxberger explained that during the time of the bond payment, which was entered into twenty

years ago, it was agreed upon that TIF funds would be used to cover the payment. However, due to there not being enough TIF funds available in the early stages, SDI covered the shortfall with the agreement being that they would then be reimbursed. Umbaugh will be getting back with the Redevelopment Commission on more exact numbers within the next couple weeks.

MISCELLANEOUS MATTERS: Mr. Argerbright suggested an alternate commission member be named for the sewer committee. Mr. Overdeer will be the alternate.

Mr. Myers informed the commission that Donohue is reviewing the agreement for the sewer updates. Mr. Boxberger will follow up with Donohue.

Mr. Myers also informed the commission that the legal department at Advanced Assembly, Inc. is reviewing the Training Reimbursement Agreement.

Mr. Myers wanted to update the commission on the SDI abatement. At the same time that the County Council approved the SDI abatement, SDI filed for a reassessment of personal property. SDI will be updating Mr. Myers on the status later this week.

Mr. Myers has not received any updates from Metronet regarding the fiber optic project.

Mr. Bilger extended appreciation to the Redevelopment Commission members for being present at the Redevelopment Training Workshop that was held recently.

Mr. Bilger informed the commission that the A.J. Machine building is up but still several months out from completion. Kissinger Electric has approximately two more months until complete.

Mr. Bilger wanted to also mention that SDI has not had a development plan approved since 1997. With their new expansion, they will be required to submit a development plan for approval.

Mr. Bilger along with others will be meeting with INDOT next week regarding US 30.

IN THE MATTER OF CLAIMS: Claims for check run dated July 3, 2017 were reviewed and consisted of Jim Argerbright for \$150.00, Nathan Bilger for \$2.70, Michael Schrader for \$100.00, Regions Bank for \$47,000.00 and Wells Fargo Bank for \$682,000.00. Claims for the July 13, 2017 check run were reviewed and consisted of 30 Spec Realty for \$1,996.24, Northeastern REMC for \$497.71, Whitley County EDC for \$6,250.00 and Chicago, Fort Wayne & Eastern for \$90,130.36. Mr. Schrader motioned to approve the claims, seconded by Mr. Kessler; Motion passed with all in favor.

Mr. Overdeer motioned to approve the claims from check runs dated May 17, 2017, May 22, 2017, June 14, 2017 and June 16, 2017 that were reviewed during the June 27, 2017 meeting, Mr. Schrader seconded; Motion passed 4-0 with Mr. Kessler abstaining.

There being no further business or public comment, the meeting was adjourned at 9:05am.

Whitley County Redevelopment Commission


James Argerbright, President

Attest:


Michael Schrader, Secretary