

**MINUTES**  
**WHITLEY COUNTY REDEVELOPMENT COMMISSION**

**Tuesday, September 26, 2017**

**WHITLEY COUNTY GOVERNMENT CENTER**  
**1<sup>st</sup> FLOOR-COMMISSIONERS/COUNCIL MEETING ROOM**

**MEMBERS PRESENT**

Jim Argerbright  
George Schrupf  
Michael Schrader  
Bill Overdeer  
Jill Western

**LEGAL COUNSEL**

Andy Boxberger

**ABSENT**

Frank Kessler

**STAFF**

Jon Myers  
Nathan Bilger  
Jennifer Stephenson  
Jana Schinbeckler

**GUESTS**

Alan Tio – Michael Kinder & Sons  
Bruce Watson – Advanced Material Design / Fort Wayne Metals  
Rod Perry – Advanced Material Design / Fort Wayne Metals  
Jamie Weller – Advanced Material Design / Fort Wayne Metals  
Steve Biggerstaff – MetroNet  
Dennis Shively – Farmer’s Grain & Feed Company  
Steve Western

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

**IN THE MATTER OF MINUTES:** The minutes for the August 29, 2017 meeting were presented for review. Mr. Overdeer motioned the August 29, 2017 minutes be approved as presented; Mr. Schrader seconded the motion; Motion passed with all in favor.

**SHIVELY/FARMER’S GRAIN PROPERTY DISCUSSION:** Mr. Myers was joined by Mr. Dennis Shively to discuss his property located between 600 East and 500 East along US 30. There are two parcels, however there is not adequate access to the western parcel from 600E. Access could be from 500E, but that would involve significant improvements to roads within Coesse. They posed the question to the Commission whether they would be interested in helping to construct a means of access. There were previous discussions with Mr. Myers and Mr. Bilger on several possible concepts. Mr. Shively informed the board that they are going ahead with their planned feed mill construction near 600E pending BZA approval but are not in a rush for an answer regarding access. The consensus from the Redevelopment Commission is to continue discussions about possibilities for the road placement and development of the property.

**FORT WAYNE METALS:** Mr. Myers presented information to the Commission regarding a tax abatement request from Advanced Material Design, LLC (a subsidiary of Fort Wayne Metals, Inc.). The tax abatement would be on new equipment, phased in over a ten year period. After a

brief discussion regarding the equipment and employment, Mr. Overdeer motioned to give a favorable recommendation to the County Council regarding the tax abatement for Advanced Material Design, LLC, seconded by Mr. Schrumpf; Motion passed with all in favor.

**FIBER OPTIC UPDATE:** Mr. Myers presented information regarding fiber optic in the TIF area. The Redevelopment Commission has been waiting to hear from Metronet regarding their original agreement from earlier in the year. However, in that time, Mr. Myers has been contacted by another provider, Indiana Fiber Network, who has already had some discussions with businesses within the TIF area. Mr. Myers has questions that Indiana Fiber Network is looking into and should have answers by the end of next week.

Mr. Steve Biggerstaff from Metronet was present to discuss their fiber optic agreement. Mr. Biggerstaff informed the Commission that once the City of Columbia City pulled out of the agreement, Metronet needed time to look over the feasibility of the project. Metronet has determined that they could move forward with the County TIF portion of the project, with the adjustment that they would target only businesses. Mr. Schrumpf noted that the Redevelopment Commission made the commitment previously and Metronet then took their time in getting back with them. Discussion continued with Mr. Schrumpf motioning to table the project giving the Redevelopment Commission time to discuss the changes that are proposed. Mr. Myers did note that Mr. Schrumpf continues to have the capability to speak with Mr. Biggerstaff based on the initial agreement.

**AUTOLIV UPDATE:** Mr. Myers informed the Commission that Mr. Joe D'Italia was not able to make it today. However, he does have numbers worked out and will present them in the near future.

**ADVANCED ASSEMBLY TRAINING AGREEMENT UPDATE:** Mr. Myers informed the Commission that the Advanced Assembly Training Agreement has been signed and they are advertising to employees.

**MISCELLANEOUS MATTERS:** Mr. Myers noted that there is a meeting scheduled with Donohue & Associates, Inc. on October 2, 2017 to initiate the engineering for the sewer crossing projects at 600 East/300 East & US 30.

Mr. Myers has had additional conversations related to the SDI expansion. Mr. Argerbright feels another meeting is needed to further discuss the project. Mr. Myers will work on getting a meeting scheduled.

Mr. Bilger updated the Commission on items that are on the agenda at tonight's Board of Zoning Appeals meeting. Automotive MD is requesting a variance for a large expansion, and American Landmaster is requesting a special exception for a retail showroom. Shively Grain will be on next month's agenda for a variance related to the proposed feed mill.

Mr. Bilger also noted that a property on Lincolnway near 800E across the road from the TIF area is proposing to construct a reception hall.

Mr. Bilger informed the Commission that Mrs. Schinbeckler and Mrs. Stephenson have been reviewing the TIF neutralization report and have not found any discrepancies. The figures have been posted to Gateway.

Mrs. Western noted to the Commission that WCCS enrollment is up 63 students.

Mr. Schrumpf provided information to the Commission regarding the county jail. The State is requesting a plan to alleviate the current overcrowding issue.

**IN THE MATTER OF CLAIMS:** Claims for check run dated September 21, 2017 were reviewed and consisted of Carson Boxberger for \$3,892.50 and Star Bank for \$200.00. Mr. Overdeer motioned to approve the claims, seconded by Mr. Schrader; Motion with all in favor.

There being no further business or public comment, the meeting was adjourned at 9:46am.

**Whitley County Redevelopment Commission**

  
James Argerbright, President

Attest:

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Michael Schrader, Secretary