

MINUTES
WHITLEY COUNTY REDEVELOPMENT COMMISSION
Tuesday, October 10, 2017

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

MEMBERS PRESENT

Jim Argerbright
George Schrupf
Bill Overdeer
Frank Kessler
Jill Western

LEGAL COUNSEL

Andy Boxberger

ABSENT

Michael Schrader
Jana Schinbeckler
Jennifer Stephenson

STAFF

Jon Myers
Nathan Bilger

GUESTS

Mike Swinford – Swinford Properties
Riley Hollenbaugh – Whitley County EDC
Alan Tio – Michael Kinder & Sons

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

IN THE MATTER OF MINUTES: The minutes for the September 26, 2017 meeting were presented for review. Mr. Overdeer motioned the September 26, 2017 minutes be approved as presented; Mr. Schrupf seconded the motion; Motion passed with Mr. Kessler abstaining.

RAIL CONNECT OPTION REQUEST: Mr. Myers introduced Mr. Mike Swinford of Swinford Properties. Mr. Swinford explained that he had a three-year option (\$5,000) on the lot in Rail Connect Park located just west of Indiana Materials Processing, Inc. This option will end November 2nd. Mr. Swinford is requesting that the Redevelopment Commission extend the option at no cost for another three years. Mr. Boxberger was given a copy of the original agreement for review. Following discussion, Mr. Schrupf motioned to extend the option for three years with no cost; Mr. Overdeer seconded; Mr. Argerbright explained that he feels the Redevelopment Commission should charge \$5,000 for this three-year option. Mr. Kessler agreed there should be a charge, however he felt that the amount should be decreased possibly giving one year for free. After discussion, Mr. Schrupf amended his original motion to allow a three-year extension for a cost of \$3,000; Mr. Overdeer seconded; Motion passed with all in favor.

PROBATION/COMMUNITY TRAINING FACILITY PROPOSAL: Mr. Myers introduced Mr. Alan Tio with Michael Kinder & Sons. Mr. Tio presented information to the Commission regarding the possibility of constructing a training facility/minimum security building to aid in the overcrowding of the jail. Mr. Schrupf informed the commission that this is in the very early

planning stages. Mr. Bilger questioned what the size of this facility would be. Mr. Schrupf explained that this could be a 100 -150 bed facility. The general consensus from the Redevelopment Commission is for Mr. Tio to work with the County Commissioners and the Jail Task Force on proceeding forward.

TIF SEWER UPDATE: Mr. Myers informed the commission that they had met with the Mayor's office and Steel Dynamics, Inc. to discuss the need for expanded sewer service. The proposal currently on the table is that the City of Columbia City would bond \$2.5 million for Steel Dynamics' dedicated line assuming that the Redevelopment Commission agrees to work out a deal with the City. Mr. Myers also explained that there may be an additional maintenance surcharge that Steel Dynamics, Inc. would pay in addition to their regular sewage rates to ensure maintenance was kept up on the new infrastructure. Steel Dynamics, Inc. is collecting more information and will have a decision later this week.

MISCELLANEOUS MATTERS: Mr. Myers noted that Indiana Fiber Network would like to present information on fiber optic within the TIF district during an upcoming meeting.

Mr. Myers also reported that he recently had a meeting with Mr. Joe D'Italia of Harbour Investments regarding the Rail Connect spec building. Now that the lease with Autoliv is in place and essentially complete, Mr. D'Italia has put together the numbers for the Redevelopment Commission if they choose to continue with the original agreement. The amount of revenue over the next 10 years would be \$107,115. Mr. D'Italia has also offered an additional proposal stating if the Redevelopment Commission would like the money up front, that the amount would be \$68,817. Mr. Boxberger noted that from a legal perspective it would be beneficial for the Redevelopment Commission to end this agreement. The general consensus is that the Redevelopment Commission would like to accept the \$68,817. Mr. Schrupf motioned to approve accepting the \$68,817.75 from Harbour Investments to end the contract at this time rather than spreading it over 10 years, seconded by Mr. Kessler; motion passed with all in favor. Mr. Myers will have a representative with Harbour Investments contact Mr. Boxberger to amend the agreement to reflect this motion.

Mr. Bilger noted that the meeting with Donohue & Associates, Inc. was held to kick off the US 30 sewer crossings project noting March or April being the start date and bidding starting in early 2018.

Mr. Bilger updated the commission on American Landmaster. There are some erosion control issues that need taken care of but their equipment has been moved in and things are moving along.

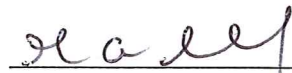
Mr. Bilger presented the 2018 Redevelopment Commission meeting schedule. Mr. Overdeer motioned to adopt the 2018 Redevelopment Commission meeting schedule, seconded by Mr. Kessler; motion passed with all in favor.

Mr. Myers introduced Mr. Riley Hollenbaugh, who has recently started with Whitley County Economic Development to help with talent recruitment and training.

IN THE MATTER OF CLAIMS: There were no claims available for review.

There being no further business or public comment, the meeting was adjourned at 9:07am.

Whitley County Redevelopment Commission



James Argerbright, President
George Schrupf, Vice President

Attest:



Michael Schrader, Secretary