

MINUTES
WHITLEY COUNTY REDEVELOPMENT COMMISSION
Tuesday, October 24, 2017

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

MEMBERS PRESENT

Jim Argerbright
Michael Schrader
Bill Overdeer
Frank Kessler
Jill Western

LEGAL COUNSEL

Andy Boxberger

ABSENT

George Schrumpf
Jana Schinbeckler

STAFF

Jon Myers
Nathan Bilger
Jennifer Stephenson

GUESTS

Tonya Miller – Indiana Fiber Network
Rob Ramsey – Indiana Fiber Network
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 October 10, 2017 were not ready for review.

GATOR CASES INTERNET SERVICE: Mr. Myers presented information regarding the internet service for Gator Cases, Inc. The Redevelopment Commission had subsidized Gator Cases' internet service for the initial three years. They are requesting an extension, however were unable to attend the meeting today. Mr. Boxberger did want to make the Redevelopment Commission aware that the original agreement was for IT infrastructure, which he assumed is complete. Mr. Bilger questioned if any training reimbursement had been issued. Mr. Myers will look into that. The general consensus is that the Redevelopment Commission has fulfilled their obligation for IT infrastructure.

RAIL CONNECT SPEC BUILDING DISCUSSION: Mr. Myers wanted to ask the Redevelopment Commission for their thoughts on moving forward with Mr. Drew Welborn regarding the Rail Connect spec building. The agreement would consist of construction for the spec building as well as dirt work completed for the second pad. The general consensus from the Redevelopment Commission is to move forward with this project.

TIF SEWER UPDATE: Mr. Myers informed the commission that Steel Dynamics, Inc. had met to discuss the sewer proposal from the City of Columbia City and the Redevelopment Commission. Mr. Myers explained that this proposal would have each entity financing half of the cost of the project with the Redevelopment Commission committing funds as cash from the current bond

proceeds that are available for the project and would then lease the system back to the City of Columbia City over time. The Redevelopment Commission would own the pipes and the City of Columbia City would pay on a lease to own agreement. Once the Redevelopment Commission was paid in full, the new infrastructure would be signed over to the City of Columbia City. Steel Dynamics, Inc. did have two questions: First is whether the City of Columbia City could accommodate an increase in sewer capacity from 250,000 gallons per day to 350,000 gallons per day as the new line is under production? Secondly, would the City of Columbia City and the Redevelopment Commission consider upsizing the pipes from 500,000 gallon per day to 700,000 - 750,000 gallons per day? Mr. Myers noted that SDI did not say they would not assist in the cost. These questions will be looked into by Mr. Jeff Walker. Following further discussion, Mr. Myers feels putting together a term sheet listing what the Redevelopment Commission is willing to do is a good idea to keep everything in order. The commission agreed that the term sheet will then be voted on at the next Redevelopment Commission meeting.

INTERNET PRESENTATION: Mr. Myers introduced Ms. Tonya Miller and Mr. Rob Ramsey with Indiana Fiber Network. Ms. Miller presented information regarding fiber optic within the TIF area. Indiana Fiber Network is based out of Indianapolis and currently has the internet service for Parkview Hospital. Ms. Miller explained that a cabinet would be installed in the Park 30 area that would house equipment allowing them to serve businesses in the TIF area. Indiana Fiber Network would ask the Redevelopment Commission to provide \$105,000 for the cabinet and equipment. Each business would then have a choice of plans depending on their needs. Mr. Bilger asked if there could be another bore added with the sewer project to lower costs for the Rail Connect Park area. Mr. Boxberger will check with Donohue on running the conduit with the sewer project.

MISCELLANEOUS MATTERS: Mr. Myers reported the agreement with Whitley RC Investments in terms of the second amendment should be ready soon.

Mr. Myers also noted that Mr. Boxberger updated the option agreement for the Rail Connect Option Request with Mr. Mike Swinford.

Mr. Bilger added that South Whitley's Redevelopment Commission is moving forward. They have found five individuals willing to serve and may be sitting in on meetings in the near future.

IN THE MATTER OF CLAIMS: Claims for check run dated October 12, 2017 were reviewed and consisted of James Argerbright for \$250.00, Michael Schrader for \$250.00, Whitley County Economic Development for \$6,250.00, Northeastern REMC for \$490.71 and Donohue & Associates for \$5,091.00. Mr. Schrader motioned to approve the claims, seconded by Mr. Overdeer; Motion passed with all in favor.

There being no further business or public comment, the meeting was adjourned at 9:16am.

Whitley County Redevelopment Commission



James Argerbright, President

George Schrupf, Vice President

Attest:



Michael Schrader, Secretary