

**MINUTES**  
**WHITLEY COUNTY REDEVELOPMENT COMMISSION**  
**Tuesday, November 14, 2017**

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

**MEMBERS PRESENT**

George Schrumpf  
Michael Schrader  
Bill Overdeer  
Frank Kessler  
Jill Western

**LEGAL COUNSEL**

Andy Boxberger

**ABSENT**

Jim Argerbright

**STAFF**

Jon Myers  
Nathan Bilger  
Jennifer Stephenson  
Jana Schinbeckler

**GUESTS**

Lana Beregszazi – BCS Management  
Steve Western

**CALL TO ORDER:** Vice President George Schrumpf called the meeting to order at 8:00am.

**IN THE MATTER OF MINUTES:** The minutes for the October 10, 2017 meeting were presented for review. Mr. Kessler motioned the October 10, 2017 minutes be approved as presented; Mr. Overdeer seconded the motion: Motion passed with Mr. Schrader abstaining. The minutes for the October 24, 2017 meeting were presented for review. Mr. Kessler motioned the October 24, 2017 minutes be approved as presented; Mr. Overdeer seconded the motion: Motion passed with Mr. Schrumpf abstaining.

**IFN BROADBAND UPDATE:** Mr. Myers reported that he had spoken with the County Commissioners about committing Cedit funds to help with this internet project. IFN will prepare a proposal and submit it to Mr. Myers once completed. The County Commissioners would enter into the agreement with IFN and the Redevelopment Commission would reimburse the County Commissioners for the Redevelopment Commission's portion of the project. Mr. Myers has also had conversations with Maplenet, an internet provider headquartered out of Elkhart, regarding partnering with IFN to provide additional internet services to residences in Whitley County.

**UPDATE OF SDI SEWER PROJECT:** Mr. Myers informed the commission that SDI has agreed to bring the sewer to Columbia City. Redevelopment Commission will take the lead on this project and enter into a longer term agreement with the City of Columbia City where the Redevelopment Commission would lease it back to the City or sell the infrastructure back to the City to allow the Redevelopment Commission to recoup the investment in the project. Mr. Boxberger is in the process of working on a Letter of Intent with SDI to spell out the basic commitments. Agreements with the City of Columbia City and the Redevelopment Commission

will follow. Mr. Schrumpf introduced Lana Beregszazi, who will be meeting with Mr. Myers to learn more about the project and possibly take on the responsibility of project manager.

**FINAL REPORT ON RAIL CONNECT SPEC BUILDING:** Mr. Myers reported that the final amount of \$68,817.75 from Whitley RC Investments, LLC was received and deposited into the Redevelopment Commission's account. This closes out the file for the Rail Connect spec building.

**RDC FINANCE REPORT:** Mr. Kessler informed the Commission that Mr. Argerbright, Ms. Schinbeckler and he had met to review the Redevelopment Commission accounts. Spreadsheets were provided to the commission by Mrs. Schinbeckler with account and bond balances. Mr. Schrader moved to approve the financial reports; Mr. Overdeer seconded; Motion passed with all in favor.

**MISCELLANEOUS MATTERS:** Mr. Myers reported that the \$3,000.00 check for the extended option agreement with Swinford Properties was also received and deposited into the Redevelopment Commission's account. Mr. Myers and Mr. Boxberger feel it would be in the Redevelopment Commission's best interest to record a memorandum of this option agreement with the Recorder's Office. General Consensus from the Redevelopment Commission is to have Mr. Boxberger move forward with the memorandum.

Mr. Myers also informed the commission that Mr. Alan Tio has continued looking into the possibility of a probation violators' facility. Mr. Schrumpf updated the commission that a 3<sup>rd</sup> party will be completing a needs assessment survey before moving forward with this project.

Mr. Bilger reported that SDI's Development Plan was recently approved. The State Design Release was also granted and they should be starting construction soon.

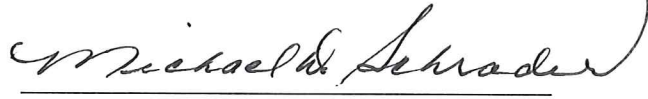
**IN THE MATTER OF CLAIMS:** Claims for check run dated November 9, 2017 were reviewed and consisted of Carson Boxberger for \$2,295.00 and REMC for \$497.71. Mr. Overdeer motioned to approve the claims, seconded by Mr. Schrader; Motion passed with all in favor.

There being no further business or public comment, the meeting was adjourned at 8:41am.

**Whitley County Redevelopment Commission**

  
James Argerbright, President

Attest:

A handwritten signature in cursive script that reads "Michael D. Schrader". The signature is written in black ink and is positioned above a horizontal line.

Michael Schrader, Secretary