

MINUTES
WHITLEY COUNTY REDEVELOPMENT COMMISSION
Tuesday, December 12, 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

ABSENT

George Schrupf

STAFF

Jon Myers
Nathan Bilger
Jennifer Stephenson
Jana Schinbeckler

GUESTS

Lana Beregszazi – BCS Management
Alan Tio – Michael Kinder & Sons
Mike Swinford – Briner Building, Inc.

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

IN THE MATTER OF MINUTES: The minutes for the November 28, 2017 meeting were presented for review. Mr. Schrader motioned the November 28, 2017 minutes be approved as presented; Mr. Overdeer seconded the motion: Motion passed with all in favor.

STATUS REPORT ON SDI SEWER PROJECT: Ms. Lana Beregszazi presented the project status report for the SDI sewer. A core project team has been established consisting of Jon Myers, Nathan Bilger, Mike Cook from Columbia City Wastewater and Paul Elling from Donohue & Associates. A timeline has also been established which will help to target items that could be accelerated to meet SDI's target date. Ms. Beregszazi informed the commission of the three possible sewer routes and looked for the commission's input on which route they felt was best. The route selection is the critical path item right now so that RFP's can be sent for geotechnical, ground and aerial surveys. Once the surveys are completed, Donohue & Associates can dive into the design of the project. Contracts and proposals will be available for review at the December 27, 2017 Redevelopment Commission meeting. Mr. Argerbright wanted to applaud Ms. Beregszazi on her work so far but also wanted to question who the project lead is going to be on this sewer project. Mr. Myers confirmed that the Redevelopment Commission will be taking the lead even though the sewer line will be the City's. Mr. Bilger noted that a possible option may be to transfer the sewer line to the Regional Sewer District once completed. The Regional Sewer District would then be the holding agency until the Redevelopment Commission is fully reimbursed by the City. The Redevelopment Commission feels this option could be looked into but does not need to be decided on today. Mr. Myers further explained that the

Redevelopment Commission is paying for this entire sewer project with the City reimbursing half of the project back to the Redevelopment Commission. Following discussion, Mr. Kessler motioned to allow the core project team to finalize the route selection, seconded by Mr. Schrader; motion passed with all in favor.

UPDATE ON BROADBAND INTERNET PROJECT: Mr. Myers received a proposed contract from Indiana Fiber Network and will be following up with them. Mr. Boxberger is also reviewing this proposal.

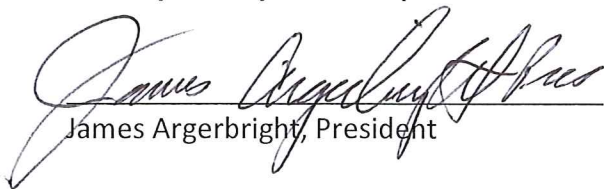
PARK 30 SPEC BUILDING PROPOSAL: Mr. Alan Tio with Michael Kinder & Sons presented further information regarding a proposal in the Park 30 Business Center. They are proposing to subdivide Lot 30 and construct a 50,000 square foot or larger industrial spec building to market to the higher end industry. This proposal would include installing a public road to provide access to the lots on the site because there cannot be access off of Lincolnway. The general consensus from the commission was to have Mr. Tio keep moving forward on the spec building proposal.

MISCELLANEOUS MATTERS: Mr. Bilger noted that the local US 30 committee is resuming after being on hiatus for most of 2017. INDOT has not moved a lot on this project so the local committee will be reconvening in January to keep the local interests moving.

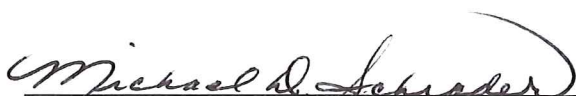
IN THE MATTER OF CLAIMS: Claims for check run dated November 29, 2017 were reviewed and consisted of Carson Boxberger for \$3,465.00, Donohue & Associates for \$10,126.13, H.J. Umbaugh & Associates for \$20,100.00 and Reelcraft Industries for \$28,832.75. Mr. Overdeer motioned to approve the claims, seconded by Mr. Kessler; Motion passed with all in favor.

There being no further business or public comment, the meeting was adjourned at 9:04am.

Whitley County Redevelopment Commission


James Argerbright, President

Attest:


Michael Schrader, Secretary

GUEST LIST

Whitley County Redevelopment Commission

December 12, 2017

NAME (please print)	COMPANY
Lana Beregszazi	BCS Management
Alan Tio	MKS
Ivan Myers	WLED
Mike Swinford	Ergon Building, Inc.