

MINUTES
WHITLEY COUNTY REDEVELOPMENT COMMISSION

Tuesday, January 23, 2018

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

MEMBERS PRESENT

Jim Argerbright
Michael Schrader
Kim Wheeler
George Schrupf
Frank Kessler
Jill Western

LEGAL COUNSEL

Andy Boxberger

STAFF

Jon Myers
Nathan Bilger
Jennifer Shinabery
Tamela Hamilton

GUESTS

Alan Tio - MKS
Drew Welborn – Whitley Manufacturing
Lana Beregszazi – BCS Management
Steve Western
Joe D'Italia – Harbor Investments

CALL TO ORDER:

President Jim Argerbright called the meeting to order at 8:00 a.m.

IN THE MATTER OF MINUTES:

The minutes for the January 9, 2018 meeting were presented for review. Mr. Schrader motioned the January 9, 2018 minutes be approved as presented; Mr. Kessler seconded the motion. The motion passed with a unanimous vote.

IN THE MATTER OF OATH OF OFFICES:

It was decided that Mr. Schrader, Mr. Schrupf, and Mr. Kessler would sign their Oath of Office documents at the end of the meeting in front of a notary.

GATOR CASES:

Mr. Myers reviewed his memorandum and the attached spreadsheets regarding the question Gator Cases presented concerning the incentives provided to them for their project in 2014 to build their IT infrastructure, which had been overlooked due to a change in management. He reviewed the spreadsheet provided by Gator Cases listing additional expenses and their request for payment. There was some discussion amongst the Commission regarding the 2014 project and it was decided that further clarification was needed to ensure the expenses qualified as IT infrastructure as well as clarification on the extent of the agreement.

STATUS UPDATE ON SDI SEWER PROJECT:

Ms. Beregszazi's presented a status report on the project. She explained the contract with Patriot Engineering has not yet been signed and asked Attorney Boxberger contact them regarding the pending issues. She reviewed the accelerated timeline, explaining the other two contracts have been signed and surveys are underway. She explained that the Force Main and the Lift Stations will be tracked as two separate design efforts. She also explained that she believed the schedule could be accelerated further once the City has determined its financing plan. She reviewed the budget, explaining some of the reasons for budget increases. She explained that the initial project estimate was \$5 million and currently it is close to \$7 million. She stated that the biggest cost increase was due to increased construction cost as a result of changing design factors. She explained that there currently is no Letter of Intent in place and SDI has stated they need to be at full discharge capacity capability by January 1, 2019, which is 4-5 months ahead of the schedule she presented. She explained that this will result in a large expense to pump and haul the discharge in the meantime and the Mayor was investigating the cost involved. Attorney Boxberger stated that it has been made clear the RDC is contributing \$2.5 million *maximum* toward the project. Mr. Argerbright pointed out that the RDC is contributing roughly \$3.3 million between this project and the US 30 Crossings sewer project and that is a significant contribution. Ms. Beregszazi also mentioned that a study is being done to determine the cost of removing the area where Marathon, Subway, and Beamers are located from SDI's infrastructure. There were some questions and discussion amongst the Commission regarding the budget. Mr. Myers stated there would be an Executive Session with the City Council and the Mayor this evening regarding this project. Mr. Boxberger added that the Mayor was also investigating whether the City could guarantee the capacity of the current system, which SDI is requesting by October.

WHITLEY RC SPEC BUILDING PROPOSAL:

Attorney Boxberger explained that there would be an Executive Session following this Regular Meeting in order to discuss the terms of the agreement. Mr. D'Italia gave a brief explanation of the proposal, explaining the similarities and differences between this proposal and the previous spec building agreement.

MISCELLANEOUS MATTERS:

Mr. Kessler gave a financial update, reviewing his meeting with the Auditor's Office.

There was some discussion about ensuring that the RDC has the ability to utilize the sewer capacity for future development.

Mr. Argerbright asked if anyone from the public wanted to speak. No one spoke.

IN THE MATTER OF CLAIMS: Claims for check run dated were reviewed and consisted of Regions Bank for \$47,000, Board Member Stipends (Argerbright and Schrader) for \$500.00, Northeastern NEMC for \$497.71, Whitley County EDC for \$6,250.00, Wells Fargo Bank for


\$300,000, and BCS Management, Inc. for \$6,350.05. Mr. Schrumpf motioned to approve the claims; Mr. Wheeler seconded the motion and the motion passed with all in favor.

There being no further business or public comment, the meeting was adjourned at 8:53 a.m.

Whitley County Redevelopment Commission


James Argerbright, President

Attest:


Michael Schrader, Secretary