

MINUTES
WHITLEY COUNTY REDEVELOPMENT COMMISSION
Tuesday, June 26, 2018

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

MEMBERS PRESENT

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

LEGAL COUNSEL

Andy Boxberger

STAFF

Jon Myers
Jennifer Shinabery
Jana Schinbeckler
Sierra Lehman

GUESTS

Alan Tio – MKS
Steve Western
Mike Cook – Columbia City Wastewater Department
Drew Welborn – Whitley Manufacturing

CALL TO ORDER:

Mr. Argerbright called the meeting to order at 8:00 am and read roll call.

IN THE MATTER OF MINUTES:

The minutes for the June 12, 2018 regular meeting were presented for approval. Mr. Schrumpf made a motion to approve the June 12, 2018 regular meeting minutes as presented; Mr. Kessler seconded. The motion passed unanimously.

SDI-COLUMBIA CITY SEWER PROJECT UPDATE:

Mr. Myers gave an update from Lana Bereszazi. She reported the urgency of the Inter-local agreement. She reported the status of obtaining the easements approvals. She reported the appraisals are scheduled for the land acquisition. She also reported that the exhibits for the Definitive Agreement with SDI are drafted. Attorney Boxberger stated that he received the updated versions of the Inter-local and Definitive agreements yesterday and expects they will be finalized and ready for signatures for the next meeting. He explained that a letter was sent to the Indiana Finance Authority confirming the RDC's financial contribution, as discussed in the previous meeting.

RAIL CONNECT BUSINESS PARK SPEC BUILDING PROJECT UPDATE:

Attorney Boxberger discussed the status of the agreement, explaining the complications regarding the payment options as well as the recommendations of bond counsel. Mr. Welborn

stated he would be discussing the issue with Joe D'Italia later today. Mr. Myers reported that he had submitted documentation to County Council to approve tax abatement for the project and shared the application with the Commission. Mr. Kessler made a motion to favorably recommend the tax abatement request to County Council for Whitley RC Investments II, LLC spec building at Rail Connect Business Park; Mr. Schrader seconded. The motion passed unanimously.

WCCS AGREEMENT:

Attorney Boxberger discussed the agreements. He reported that the agreements were ready for approval and signatures. He explained that there was one exhibit missing and would release the agreements upon receipt of that exhibit. Mr. Schrader made a motion to approve the agreement with WCCS; Mr. Wheeler seconded. The motion passed unanimously.

REVIEW OF PB DEVELOPMENT/MKS INFRASTRUCTURE FUNDING:

Mr. Myers explained the funding issues for this project, similar to the complications discussed for the Rail Connect project. The Commission discussed various options and the issues involved. Mr. Tio shared a funding option based on an example from Allen County. Following discussion of this option, it was decided that this would be reviewed and explored further with legal counsel and the County Commissioners. Mr. Argerbright stated that special meetings may need to be scheduled to resolve the funding issues and keep this and the Rail Connect spec building project on track.

UPDATE ON SDI/REMC BILLS:

Mr. Myers reviewed the progress and status of this issue. He will continue to follow up on this for a resolution.

MISCELLANEOUS MATTERS:

Mr. Myers mentioned that the Phase II Environmental Study for Coupled Products is complete. Mr. Cook shared that the US-30 Crossings Sewer Project is expected to begin in approximately 6-7 weeks.

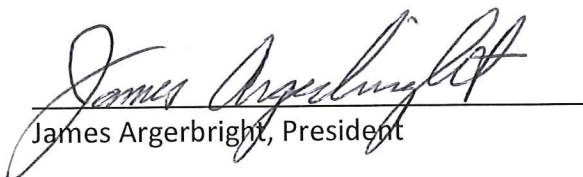
IN THE MATTER OF CLAIMS:

Claims were reviewed and consisted of: Donohue & Associates, Inc. for \$1,124.42; and BCS Management, Inc. for \$6,905.93. Mr. Schrumpf made a motion to approve the claims; Mr. Kessler seconded. The motion passed unanimously.

There being no further business or public comment, the meeting was adjourned at 8:42 a.m.

Whitley County Redevelopment Commission

Attest:


James Argerbright, President


Michael Schrader, Secretary