

**MINUTES**  
**WHITLEY COUNTY REDEVELOPMENT COMMISSION**  
**Tuesday, November 27, 2018**  
**WHITLEY COUNTY GOVERNMENT CENTER**  
**1<sup>st</sup> FLOOR-COMMISSIONERS/COUNCIL MEETING ROOM**

**MEMBERS PRESENT**

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

**LEGAL COUNSEL**

Andy Boxberger

**STAFF**

Nathan Bilger  
Jana Schinbeckler  
Jennifer Shinabery  
Jon Myers

**GUESTS**

Dr. Patricia O'Connor – Superintendent, Whitley County Consolidated Schools  
Mike Cook – Columbia City Wastewater Department

**CALL TO ORDER:**

Mr. Argerbright called the meeting to order at 8:02 am and read roll call.

**IN THE MATTER OF MINUTES:**

The minutes for the October 23, 2018 regular meeting were presented for approval. Mr. Schrader made a motion to approve the October 23, 2018 regular meeting minutes as presented; Mr. Kessler seconded. The motion passed 4-0-1, with Mr. Wheeler abstaining. The minutes for the November 13, 2018 regular meeting were presented for approval. Mr. Wheeler made a motion to approve the November 13, 2018 regular meeting minutes as presented; Mr. Schrader seconded. The motion passed 4-0-1, with Mr. Argerbright abstaining.

**MISCELLANEOUS MATTERS:**

Dr. O'Connor addressed the Commission, thanking them on behalf of the WCCS Board for their support, and gave a brief update on the construction status of the new high school. She reported that the project was on target overall and anticipates opening the new building to students in August 2020.

Mr. Bilger reported that the South Whitley TIF was expected to be approved on November 29, 2018. He clarified that the Auditor's Office does need invoices from WCCS to distribute the committed payment amounts, and that it is not automatically paid out. He and Attorney Boxberger discussed collaborating for the Informational Meeting to be held at the next regular meeting on December 11, 2018. Mr. Bilger briefly discussed electronic meeting participation and also possible ways to improve the method of sharing meeting packets and information.

**US-30 SEWER CROSSINGS PROJECT**

Mr. Bilger gave an update on the project, reporting that a final walk through was completed. He stated that there were some settlement and grass restoration concerns at the 600 East site and Donohue & Associates, Inc. recommended retaining \$10,000 until the spring when the work

could be completed. Attorney Boxberger reported that he is working on a warranty transfer agreement.

**SDI-COLUMBIA CITY SEWER PROJECT UPDATE:**

Mr. Bilger reviewed the Project Status Report provided by BCS Management. He reported that the Award and Notice to Proceed for Dunigan Brothers for the Force Main (Contract B) is on the Board of Works agenda this evening and the SRF loan is expected to close tomorrow, November 28, 2018. Mr. Bilger and Attorney Boxberger discussed the status of the remaining easement acquisitions.

Attorney Boxberger explained that due to standard SRF procedure, the RDC has been requested to transfer the remainder of the committed funds to a Bank of New York Trust account. The amount for wire transfer is \$1,984,968.84. Mr. Schrupf made a motion to approve the transfer in this amount; Mr. Kessler seconded. The motion passed unanimously.

**REMC EQUIPMENT INSTALLATION COSTS FOR SPEC BUILDING 2:**

Mr. Myers explained that on the first spec building, REMC agreed to delay the cost of the installation and recover it out of the payments for service once the building was leased. He explained that with the current spec building, REMC has requested the RDC pay the upfront installation in the amount of \$24,000.00, which would be rebated once the building is leased. He discussed the possible companies interested in leasing the building. Attorney Boxberger stated that he would assist with an agreement. Following brief discussion, Mr. Schrader made a motion to approve the request; Mr. Wheeler seconded. The motion passed unanimously.


**IN THE MATTER OF CLAIMS:**

Claims were reviewed and consisted of: Donohue & Associates, Inc. for \$19,808.66, \$14,785.00, and \$4,465.80; Impact CNC for \$38,640.35; Walker & Associates, Inc. for \$700.00; Northeastern REMC for \$117.00; HRP Construction for \$139,945.50; Carson LLP for \$1,372.50 and \$247.50; Whitley County Recorder for \$250.00; and BCS Management, Inc. for \$4853.14. Mr. Schrupf made a motion to approve the claims; Mr. Wheeler seconded. The motion passed unanimously.

There being no further business or public comment, Mr. Argerbright declared the meeting adjourned at 8:44 a.m.

**Whitley County Redevelopment Commission**

Attest:

  
James Argerbright, President

  
Michael Schrader, Secretary