

MINUTES

WHITLEY COUNTY REDEVELOPMENT COMMISSION

Tuesday, June 11, 2019

WHITLEY COUNTY GOVERNMENT CENTER

1st FLOOR-COMMISSIONERS/COUNCIL MEETING ROOM

MEMBERS PRESENT

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

GUESTS

Troy Gay
Jason Brooks
Steve Western

MEMBERS ABSENT

None

LEGAL COUNSEL

Andy Boxberger

STAFF

Jon Myers
Kennedy St. George
Nathan Bilger
Jana Schinbeckler
Tiffany Forrester

CALL TO ORDER

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

IN THE MATTER OF MINUTES

The minutes for the May 28, 2019 regular meeting were presented for approval. Mr. Schrader made a motion to approve the minutes as presented; Mr. Wheeler seconded. The motion passed 4-0-1, with Mr. Argerbright abstaining.

ANNUAL PRESENTATION TO TAXING UNITS

To satisfy the requirements of Indiana Code 36-7-25-8, Mr. Bilger presented a summary of the 2019 budget, 2018 expenditures, approximate 2020 increment revenues, long-term plans for the TIF area, and the potential impact of the TIF on the taxing units. Mr. Boxberger inquired about the expiration dates for each TIF; Mr. Bilger responded that they would expire in 2034 and 2039. There were no other questions.

ANNUAL DETERMINATION OF EXCESS ASSESSED VALUE

Mr. Bilger and Mr. Boxberger stated that the current bonds and planned projects require capture of 100% of the assessed value to fund. Mr. Bilger stated that passing through some funds was examined earlier in the year, but a meaningful amount would be too large to still fund the bond payments and anticipated projects. Mr. Kessler made a motion to determine that there is no excess assessed value for 2020; Mr. Schrumpf seconded. The motion passed 5-0.

INCENTIVE REQUEST—CHROMASOURCE

Following up on two requests continued from the last meeting, Mr. Myers presented the request from Chromasource to aid in acquisition of a new collating machine. Jason Brooks of Chromasource stated that the machine would replace manual collation and would increase their production capacity. A total of 20 new jobs would be created. Mr. Myers stated that his recommendation to the Commission would be for a training grant of their workers in the amount of \$20,000 in lieu of a tax abatement. Mr. Schrumpf made a motion to grant \$20,000 for training to Chromasource, with the contract to be finalized with Mr. Boxberger; Mr. Kessler seconded. The motion passed 5-0.

INCENTIVE REQUEST—ARCHITECTURAL GLASS AND ALUMINUM (AGA)

Mr. Myers and Troy Gay of AGA presented a request to rework some drainage issues on and near the AGA and PDQ properties. An initial idea for the project would be to install a storm sewer along the south line of the property to divert water draining from the south away from the AGA building. Mr. Gay stated that he had obtained one estimate of \$100,000, though that included items other than just the drainage project. The Commission discussed the previous work that had been done in the area and the overall scope to be considered. They came to consensus to proceed with the project.

DEVELOPMENT SITE ON 100N

Mr. Myers and Mr. Schrupf discussed a 26 acre property located on 100N that is currently listed for sale. The Commission could consider development of a new business park on the property. The County Commissioners had been examining the site for a new community corrections facility, but it could make sense for the Commission to develop the property in anticipation of business usage, with the Commissioners buying or leasing a parcel later. Mr. Boxberger and Mr. Bilger discussed the potential need for revising the Economic Development Plan to include the parcel as a property to acquire. Mr. Bilger will verify if it was included in a previous amendment. The Commission discussed the possibility of acquiring the adjacent property that is also listed, which would provide an access point to 300E. Mr. Argerbright suggested to hold an executive session to discuss the details of a project and an offer for the properties. The other members concurred with the suggestion. Mr. Myers would obtain more information on the list prices and terms for that meeting.

LARWILL INFRASTRUCTURE STUDY

Ms. Beregszazi was unable to attend the meeting, so a detailed discussion of the report would occur at the next meeting. Mr. Myers gave a short summary, stating that Larwill appears to have sufficient remaining capacity in their current contract with Pierceton for an initial industrial/commercial development and that the Pierceton plant has sufficient capacity to handle increased flows. Municipal water may be desirable for many users, and that might be something to be considered. The Commission reviewed the concept for the potential TIF area. Mr. Myers also mentioned that he was working with broadband providers to upgrade bandwidth for existing Larwill businesses in the immediate future.

RESOLUTION FOR ADVANCE PAYMENT OF CERTAIN FUNDS

Based on previous discussions, Mr. Boxberger presented a draft resolution that would allow the Treasurer to disburse funds for certain types of expenses prior to approval by the Commission. Examples allowed by state statute would include utility bills, bond payments, leases, etc. He stated that the resolution included space for an explicit list of pre-approved expenses. The Commission discussed the process of approving claims and determined that an explicit list would be unnecessary given the list in the statute. Mr. Boxberger would revise the resolution accordingly and present it at a future meeting.

MISCELLANEOUS MATTERS

Ms. Western announced that she may miss several upcoming meetings due to surgery.

Mr. Myers introduced Kennedy St. George as the EDC's new Marketing Director. She took over in May from Katie DeWitt, who is now operating her own business.

IN THE MATTER OF CLAIMS

Claims were reviewed and consisted of: Northeastern REMC, \$117.00; and Donohue and Associates, \$1,640.00. Mr. Bilger stated that the Donohue invoice would close out the US 30 crossings project. Mr. Schrader made a motion to approve the claims; Mr. Wheeler seconded. The motion passed 5-0.

There being no further business, Mr. Argerbright declared the meeting adjourned at 9:00 a.m.

**VHITLEY COUNTY
REDEVELOPMENT COMMISSION**

ATTEST:


James Argerbright, President


Michael Schrader, Secretary