

# MINUTES

## WHITLEY COUNTY REDEVELOPMENT COMMISSION

Tuesday, June 25, 2019

WHITLEY COUNTY GOVERNMENT CENTER

1<sup>st</sup> FLOOR-COMMISSIONERS/COUNCIL MEETING ROOM

### MEMBERS PRESENT

Jim Argerbright  
George Schrupf  
Michael Schrader  
Kim Wheeler  
Frank Kessler

### GUESTS

Mike Cook  
Jerry Busche

### MEMBERS ABSENT

Jill Western

### LEGAL COUNSEL

Christopher Nusbaum

Lana Beregszazi  
Steve Zacher

### 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 June 11, 2019 regular meeting were presented for approval. Mr. Kessler made a motion to approve the minutes as presented; Mr. Schrader seconded. The motion passed 5-0.

### LARWILL INFRASTRUCTURE REPORT

Lana Beregszazi, BCS Management, was present to give a summary of the Larwill Infrastructure Report that the EDC had commissioned to evaluate the current conditions of the Larwill sewer system and make recommendations on any necessary improvements that may be incorporated into a new TIF for the area. She stated that Larwill has a current contract with Pierceton to treat up to 50,000 GPD, but is only utilizing about 18,000 GPD. Both the system and the Pierceton treatment plant have sufficient capacity for additional flows. Between the contractual limit and current usage, roughly 105-160 ERUs are available, which would be sufficient for several typical industrial users. Potential locations of industrial parks and current users was discussed, along with the recommendations of the report. Mr. Argerbright asked about the impact of the closed middle school on the capacity, and Ms. Beregszazi stated that the average utilization included the school for at least two years. With this report done and the findings favorable, the next step for adoption of a TIF would be to identify parcels to include and the specific needs needing to be addressed.

### RESOLUTION FOR ADVANCE PAYMENT OF CERTAIN FUNDS

Based on the previous meeting discussion, Mr. Nusbaum presented a revised resolution to allow the Treasurer to disburse funds for certain types of expenses prior to approval by the Commission. After a brief overview of the purpose, Mr. Schrader made a motion to approve it as Resolution 2019-04, Mr. Wheeler seconded. The motion passed 5-0.

### MISCELLANEOUS MATTERS

Mr. Myers stated that Joe D'Italia had inquired if it was necessary to submit monthly invoices or not. Ms. Schinbeckler confirmed that invoices are required for proper recordkeeping.

Mike Cook, Columbia City Wastewater Department, updated the Commission on the status of the SDI sewer project. He thanked the Commission for participating in the project. The new line was now in operation, with only final restoration work and fine tuning of the lift stations still outstanding. SDI had now increased its output to about 390,000 GPD. He stated that no pump and hauling was necessary for the project, which greatly conserved costs. Mr. Argerbright asked about the impacted field tiles; Mr. Cook stated that the tiles known to have been cut or disturbed were restored, but additional impacts might be found and dealt with in the future.

Mr. Bilger and Ms. Schinbeckler reminded the Commission that the 2020 budget should be put together for review by the County Council. A meeting with Mr. Kessler would be set up to develop that budget.

**IN THE MATTER OF CLAIMS**

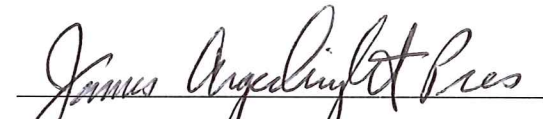
Claims were reviewed and consisted of: Carson, LLP, \$472.50; and Whitley RC Investments, \$54,167.15.

Mr. Kessler made a motion to approve the claims; Mr. Schrader seconded. The motion passed 5-0.

There being no further business, Mr. Argerbright declared the meeting adjourned at 8:35 a.m.

**WHITLEY COUNTY  
REDEVELOPMENT COMMISSION**

**ATTEST:**

  
James Argerbright, President

  
Michael Schrader, Secretary