

**MINUTES**  
**WHITLEY COUNTY REDEVELOPMENT COMMISSION**  
**Tuesday, August 13, 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  
Jill Western

**MEMBERS ABSENT**

None

**LEGAL COUNSEL**

Andrew Boxberger

**STAFF**

Jon Myers  
Nathan Bilger  
Jana Schinbeckler  
Mark Cullnane  
Tiffany Forrester

**GUESTS**

Steve Western  
Dan Weigold

**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 July 23, 2019 regular meeting were presented for approval. Mr. Schrader made a motion to approve the minutes as presented; Mr. Wheeler seconded. The motion passed 5-0.

**CONTRIBUTION TO UNION TOWNSHIP FIRE DEPARTMENT**

Mr. Argerbright announced that the Union Township Fire Department has requested that the Redevelopment Commission adjust its annual contribution. Currently, the Redevelopment Commission contributes \$60,000 annually, and Union Township requested that the contribution be raised to \$100,000 annually. The Commission discussed how adjustments to these contributions have been changed in the past. Mr. Boxberger suggested that the Commission craft a new agreement using statutory language, and asked for a copy of the old agreement with Union Township Fire Department.

Mr. Schrupf made a motion to approve annual payment of \$100,000 annually made in two installments of \$50,000 and to have a new agreement prepared; Mr. Schrader seconded. Mr. Argerbright asked if there was any further discussion. The motion passed 5-0.

**CONTRIBUTION TO WHITLEY COUNTY GIS 2020 AERIAL PHOTOGRAPHY FLIGHT**

Mr. Bilger introduced Dan Weigold, Whitley County GIS Coordinator. Mr. Weigold explained the importance of GIS to Whitley County government departments, and that it is often used to provide information in support of economic development. He stated that the 2020 aerials will cost approximately \$120,000, and that they will include orthographic photos and oblique images. He discussed the contributions that have already been agreed upon with the City of Columbia City other government departments within Whitley County. He stated that he has secured \$48,000 from Columbia City and Whitley County departments at this time.

Mr. Schrupf left the meeting at this point in the discussion, approximately 8:10 a.m.

Mr. Bilger mentioned that the Planning Department, Assessor, and EDC use aerial photography extensively, and that they are vital tools for these entities. Mr. Argerbright added that aerial photography is used extensively in banking industry. Mr. Bilger stated that approximately 2% of the county by area is Union TIF and Rail Connect, in case the Commission wanted to base a contribution on the percent of the county constituted by the district.

Mr. Boxberger asked if the TIF districts are available layers on the County's Beacon website. Mr. Bilger stated that they are not, but that it would be a good layer to add.

Mr. Kessler made a motion to approve a payment of \$12,000 to be made over the course of three years (\$4,000 per annum) to Whitley County GIS Department in support of the costs associated with purchasing new aerial photographs in 2020; Mr. Wheeler seconded. The motion passed 5-0.

### **REDEVELOPMENT COMMISSION 2020 ANNUAL BUDGET**

Mr. Kessler began discussion of the anticipated redevelopment commission annual budget for 2020. He stated that the 2020 anticipated budget is approximately \$5,108,000.

Mr. Bilger noted that there is a reduction of \$82,000 in utility expenditures in the 2020 anticipated budget since the telecommunication infrastructure project was funded in 2019. Mr. Bilger also stated that tax revenue bond expenditures are decreasing as they are being paid off.

Mr. Argerbright asked Mr. Wheeler if the County Council reviews the Redevelopment Commission budget. Mr. Wheeler stated that they review it. Mr. Bilger and Mr. Kessler confirmed that the Redevelopment Commission is not required to pass a budget, but that budget review is done to provide information. Mr. Kessler stated that it is used as a guideline to follow in the decision making process, but that the Redevelopment Commission is not bound by it.

Mr. Argerbright asked the Commission if there is consensus to send the 2020 budget to the County Council. Commission members were in agreement to send the budget to the County Council.

### **MISCELLANEOUS MATTERS**

Mr. Argerbright asked if there were any miscellaneous matters to be discussed. Mr. Boxberger asked Mr. Bilger for an update on the timeline for having a public hearing on the amended list of Properties to Acquire for Whitley County Economic Development Area 1. Mr. Bilger stated that the item would be on the Plan Commission's agenda for August 21 and the Commissioner's agenda on September 3.

Mr. Bilger stated the Northeastern REMC annual meeting is upcoming and asked if any members were interested in attending the meeting as the Commission's representative. Ms. Western stated that she would attend the meeting on behalf of the Redevelopment Commission. Mr. Argerbright asked for a motion to appoint a representative of the Redevelopment Commission at the Northeastern REMC annual meeting. Mr. Schrader made a motion to appoint Ms. Western; Mr. Wheeler seconded. The motion passed 4-0.

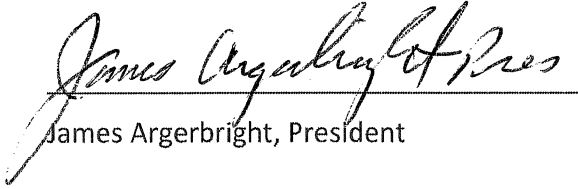
### **IN THE MATTER OF CLAIMS**

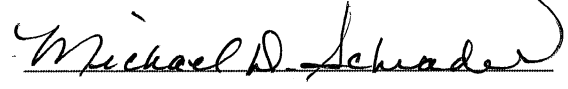
Claims were reviewed and consisted of: Star Financial Bank, \$396,517.50; Whitley RC Investments II, LLC, \$54,167.15; and Northeastern REMC, \$117. Mr. Wheeler made a motion to approve the claims; Mr. Kessler seconded. The motion passed 4-0.

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