

MINUTES
WHITLEY COUNTY REDEVELOPMENT COMMISSION
Tuesday, August 27, 2019

WHITLEY COUNTY GOVERNMENT CENTER
1ST 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
Tiffany Forrester
Mark Cullnane

GUESTS

Steve Western
Brandon Forrester

CALL TO ORDER

Mr. Argerbright called the meeting to order at 8:01 a.m. and read roll call.

MEMORANDUM OF UNDERSTANDING WITH UNION TOWNSHIP

Mr. Boxberger presented an updated Memorandum of Understanding with Union Township, as was discussed at a previous meeting. Mr. Argerbright stated that the MoU should be revised to disburse the first funds yet in 2019. Mr. Bilger asked if the Township would need to provide an invoice to the Commission. Ms. Forrester stated that an invoice would be the best method. Mr. Boxberger stated he would add a stipulation for invoicing and revise the dates for the next meeting.

DRAINAGE AT WILLIAMS DRIVE

Mr. Myers provided an update on discussions of the drainage situation between PDQ and AGA and along Williams Drive. Mr. Forrester stated that the Commission had Engineering Resources prepare a plan for drainage improvements several years ago, which was completed to a 90% stage but never finalized. He said that much of the planned work along the road was completed by the Highway Department, but the area at the north end of Williams Drive was incomplete. Mr. Myers and Mr. Bilger discussed some of the changes proposed at PDQ and AGA properties, including a building expansion and creation of a detention area to the west, as well as parking for AGA. There was further discussion about the impact of the proposed improvements on the drainage. Mr. Forrester stated that the Highway Department would not be capable of doing most of the work since it would be outside the road right-of-way and that hiring of a contractor should be expected.

The Commission discussed the situation further and agreed that the drainage work should be completed as it was expected to be before. Mr. Schrader stated that more information on the scope of work, engineering requirements, and construction costs would be necessary. Mr. Myers said he would meet with Jerry Busche (PDQ) and Troy Gay (AGA) to coordinate plans and report back.

SDI SEWER CONTRACTOR UPDATE

Mr. Schrupf asked Mr. Forrester about the SDI sewer project cutting private drain tiles. Mr. Forrester provided information about tiles that had been cut and which had been repaired. There was discussion about the obligation for repairs and whether the contractor, City, or County could be liable. Mr. Forrester stated that a meeting is scheduled for September 5 to discuss the situation and remaining repair needs.

MISCELLANEOUS MATTERS

Mr. Myers provided an update from Wright Medical that the owners were pleased with their new location and that they were already contemplating an expansion.

He asked about the status of the road and drainage agreement between the Commission, County, and MKS for the development work around the Wright Medical area. Mr. Forrester said that MKS had provided some information necessary to consider the project substantially complete, but he was still waiting for more.

Mr. Myers stated that the spec. building in Park 30 is expected to be leased later in the week. The tenant may want to expand the building soon.

Mr. Bilger stated that the next section of Lincoln Pointe was finally in the process of development. It would include some two-family "villas" as well as single-family dwellings, and lots would likely be ready for sale in early 2020.

Ms. Western asked about whether homes contribute to the TIF. Mr. Bilger stated that since the Union TIF predates 1993, its residential properties do contribute to the captured tax increment. Mr. Boxberger and Mr. Bilger provided additional details related to the age of the TIF district and applicability of property types.

Mr. Bilger also stated that the pending amendment to the List of Properties to Acquire was approved by the Plan Commission and would be on the Commissioners' next agenda.

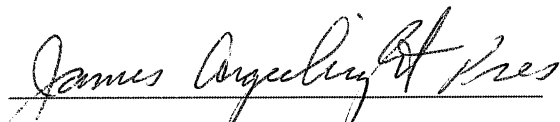
IN THE MATTER OF CLAIMS

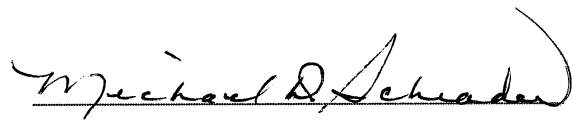
Claims were reviewed and consisted of: Whitley RC Investments II, LLC, \$54,167.15; and Carson LLP, \$2,565. Mr. Kessler made a motion to approve the claims; Mr. Schrader seconded. The motion passed 5-0.

There being no further business, Mr. Argerbright declared the meeting adjourned at 8:54 a.m.

**WHITLEY COUNTY
REDEVELOPMENT COMMISSION**

ATTEST:


James Argerbright, President


Michael Schrader, Secretary