

MINUTES
WHITLEY COUNTY REDEVELOPMENT COMMISSION
Tuesday, September 24, 2019

WHITLEY COUNTY GOVERNMENT CENTER
1ST FLOOR-COMMISSIONERS/COUNCIL MEETING ROOM

MEMBERS PRESENT

George Schrupf
Michael Schrader
Kim Wheeler
Frank Kessler
Jill Western

MEMBERS ABSENT

Jim Argerbright

LEGAL COUNSEL

Andrew Boxberger

STAFF

Jon Myers
Nathan Bilger
Jana Schinbeckler
Mark Cullnane
Tiffany Forrester

GUESTS

Steve Western
Jerry LaMere
Steve Van Houten

CALL TO ORDER

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

PUBLIC HEARING ON DECLARATORY RESOLUTION 2019-05

Mr. Schrupf suspended the regular Commission meeting and opened a public hearing on Declaratory Resolution 2019-05. Mr. Boxberger briefly described the resolution, stating that it would add some properties to the List of Properties to Acquire. Mr. Bilger stated that the resolution had been approved by the Plan Commission at their August meeting and by the County Commissioners on September 16. Mr. Schrupf called for any members of the public to speak. There being no speakers, Mr. Schrupf closed the public hearing.

CONFIRMATORY RESOLUTION 2019-06

Following the close of the public hearing on the Declaratory Resolution, Mr. Schrupf resumed the regular meeting and called for discussion or a motion on Confirmatory Resolution 2019-06. Mr. Kessler made a motion to approve Resolution 2019-06; Mr. Wheeler seconded. The motion passed 4-0.

ADVANCED ASSEMBLY TRAINING GRANT REQUEST

Mr. Myers introduced Jerry LaMere from Advanced Assembly and described a potential abatement request. He stated that the company is looking to expand over the next year or so, adding up to 29 new jobs. After describing the present value of the abatement as over \$300,000, he discussed the potential for a \$110,000 training grant in lieu of abatement. Mr. Kessler asked what the training would be. Mr. LaMere described that it would be on a variety of manufacturing processes. There was a discussion on placing an annual limit on the training grant so that the entire amount would not be requested at once. Mr. Kessler made a motion to allow a \$110,000 total training grant for Advanced Assembly, payable as a maximum of \$50,000 per year over three years; Mr. Wheeler seconded. The motion passed 4-0. Mr. Myers stated that the contract was still being finalized, but these terms would be included.

MEMORANDUM OF UNDERSTANDING WITH UNION TOWNSHIP

Mr. Boxberger presented the updated Memorandum of Understanding with Union Township that had been discussed at a previous meeting. The purpose is to provide funds to the Township Fire Department to aid in expenses in serving growth in the TIF area. Mr. Schrader made a motion to accept the Memorandum as presented, with Jim Argerbright authorized to sign it for the Commission; Mr. Wheeler seconded. The motion passed 4-0.

GATEWAY PARK STORMWATER UPDATE

Mr. Myers provided an update on the current plans for the previously-discussed stormwater drainage projects on Williams Drive at PDQ/AGA. He stated that another option is being considered by the property owners, to relocate AGA to undeveloped ground on 100 South. He stated that due to the scale of public benefits, his preference would be for the Commission to aid in various capital projects for such a development over only drainage work in the vicinity of Williams Drive. These plans are still pending, so no Commission action was necessary.

PARK 30 STREET CONSTRUCTION UPDATE

Mr. Myers stated that due to confusion over responsibilities internally, MKS had thought the Opportunity Court paving had been completed and accepted. They now expect to provide the County Engineer with the remaining items necessary to complete the project.

PROJECT WISHBONE ABATEMENT REQUEST

Mr. Myers provided information about an upcoming abatement request for a business expansion near Larwill. He stated that if the Commission adopts a TIF district for Larwill, it likely would include the business, and that an initial project of the TIF would be to extend sewer service, which would possibly decrease the need for the abatement. He and the Commission discussed ideas on how the abatement might be incorporated into the TIF district. Mr. Bilger stated that any concept for dealing with the abatement could be included in the draft of the Economic Development Plan for the TIF.

STREET LIGHTING AT RAIL CONNECT DRIVE

Mr. Myers asked how street lights would be handled for the current extension of Rail Connect Drive. The Commission's consensus was that the Commission would pay to install them, then the maintenance would be handed over to the Owner's Association.

MISCELLANEOUS MATTERS

Mr. Bilger provided an update on Triad's building construction at the 100 South location. He stated that the building foundation has been finished, but a drainage and detention plan must be approved by the County Engineer prior to proceeding. Triad has hired an engineer, who may be able to complete a plan within two weeks. A side benefit may be that the plan could incorporate a future expansion of the Sailrite building.

Mr. Schrupf mentioned that the Triad project and the possible development along 100 South may be putting significantly more industrial traffic on the road. He suggested that the conditions be monitored and evaluated for action in the future.

IN THE MATTER OF MINUTES

Mr. Bilger stated that completion of previous meeting minutes is backlogged, but they should be done for the next meeting.

IN THE MATTER OF CLAIMS

Claims were reviewed and consisted of: Carson LLP, \$2,137.50; and Northeastern REMC, \$117.

Mr. Schrupf asked about the status of the streetlight bill with REMC. Mr. Bilger stated that it was a lease agreement for the installation of the streetlights at 300 East. The initial term had ended, and now the lease is year-to-year. The Commission requested Mr. Myers to investigate if the streetlights could be handed off to another body since the TIF would not be permanently available. Mr. Schrader made a motion to approve the claims; Mr. Kessler seconded. The motion passed 4-0.

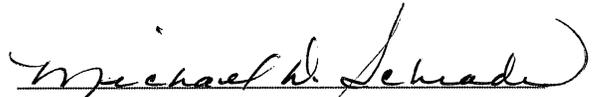
There being no further business, Mr. Schrupf declared the meeting adjourned at 9:05 a.m.

**WHITLEY COUNTY
REDEVELOPMENT COMMISSION**

ATTEST:



James Argerbright, President



Michael Schrader, Secretary