

MINUTES
WHITLEY COUNTY REDEVELOPMENT COMMISSION
Tuesday, October 15, 2019

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

MEMBERS PRESENT

Jim Argerbright
Michael Schrader
Kim Wheeler
Frank Kessler
Jill Western

MEMBERS ABSENT

George Schrupf

LEGAL COUNSEL

Andrew Boxberger

STAFF

Nathan Bilger
Jana Schinbeckler
Mark Cullnane
Tiffany Forrester

GUESTS

Steve Western

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 August 31, 2019 regular meeting were presented for approval. Mr. Argerbright asked the Commission if it had comment on the minutes. Hearing none, Mr. Argerbright asked the public for comment on the minutes. Hearing none, Mr. Argerbright closed the public hearing. Mr. Schrader made a motion to approve the minutes as presented; Mr. Wheeler seconded. The motion passed unanimously, 4-0.

The minutes for the August 27, 2019 regular meeting were presented for approval. Mr. Argerbright asked the Commission if it had comment on the minutes. Hearing none, Mr. Argerbright asked the public for comment on the minutes. Hearing none, Mr. Argerbright closed the public hearing. Mr. Wheeler made a motion to approve the minutes as presented; Mr. Kessler seconded. The motion passed unanimously, 4-0.

The minutes for the September 24, 2019 regular meeting were presented for approval. Mr. Argerbright asked the Commission if it had comment on the minutes. Hearing none, Mr. Argerbright asked the public for comment on the minutes. Hearing none, Mr. Argerbright closed the public hearing. Mr. Schrader made a motion to approve the minutes as presented; Mr. Kessler seconded. The motion passed 3-0, with Mr. Argerbright abstaining.

LARWILL ECONOMIC DEVELOPMENT PLAN AND DECLARATORY RESOLUTION

Mr. Bilger reviewed the first draft of the Larwill Economic Development Plan and Declaratory Resolution. He stated that the document covered the purpose for creating the economic development area ("EDA") and the allocation area ("TIF District"), contained a description and map of the EDA and TIF District, described the overall goals for economic growth in the proposed EDA, outlined select projects expected to occur in the EDA in the coming years, and described the factual report in support of findings as required by state statute. The appendices included a map of the EDA and TIF District, a legal description of the boundaries of the EDA, a list of parcels in the TIF District, a list of properties to acquire in the TIF District, and a map of the Larwill sanitary sewer.

Mr. Bilger added that the next step is review and revision of the draft economic development plan. This should be able to be finalized for approval in November.

Mr. Boxberger stated that the RDC should approve the declaratory resolution establishing the EDA and TIF District prior to the end of the year in order to capture any 2020 increment.

Mr. Boxberger asked if Larwill has asked the county to act as its redevelopment commission. Mr. Bilger stated that he believes that since the Town does not have its own commission, authority reverts to the County automatically. He added that even so the town council could be included in the approval process.

Ms. Western asked about involvement of the Whitko School Corporation. Mr. Bilger said that he is uncertain at this point about the degree to which Whitko has been involved in the process, but a formal meeting could be set up with the schools to discuss the TIF. He asked Mr. Boxberger if there was a precedent to determine which school district has representation when a redevelopment commission straddles two school districts.

The Commission discussed future review of draft economic development plans, and possible locations where Red Star could expand in Larwill.

PROJECT CUP

Mr. Argerbright introduced Project Cup. He stated that a company that warehouses orthopedic products has purchased a lot in Park 30. The company expects to initially employ 75 employees, with an average hourly wage of \$37 per hour, and has plans to eventually expand to 150 employees.

The Commission discussed potential economic development incentives to support the project, including tax abatement, bonding, and leasing arrangement. Mr. Boxberger described in more detail the process of leasing the building from the owner. Mr. Wheeler asked Mr. Boxberger for more information about tax abatements of less than ten years.

Mr. Argerbright also discussed other potential business expansions, new businesses, and future rail connections in Rail Connect Business Park.

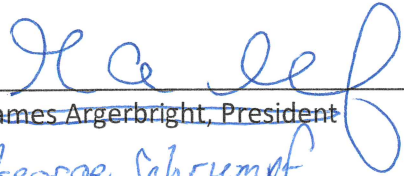
IN THE MATTER OF CLAIMS

Claims were reviewed and consisted of: Whitley RC Investments II, LLC, \$38,175.73; Impact CNC, \$39,097.93; Whitley County Economic Development Corporation, \$6,250.00; and Northeastern REMC, \$107.00.

Mr. Argerbright asked the Commission if it had any questions or comment on the claims. Hearing none, Mr. Argerbright asked if the public had comment on the claims. Hearing none, Mr. Argerbright closed the public hearing. Mr. Kessler made a motion to approve the claims; Mr. Wheeler 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



~~James Argerbright, President~~
George Schrumpt

ATTEST:



Michael Schrader, Secretary