

**MINUTES**  
**WHITLEY COUNTY REDEVELOPMENT COMMISSION**  
**Monday, December 23, 2019**

**WHITLEY COUNTY GOVERNMENT CENTER**  
**1<sup>st</sup> FLOOR-COMMISSIONERS/COUNCIL MEETING ROOM**

**MEMBERS PRESENT**

Jim Argerbright  
George Schrupf  
Kim Wheeler

**MEMBERS ABSENT**

Frank Kessler  
Michael Schrader  
Jill Western

**STAFF**

Jon Myers  
Nathan Bilger  
Jana Schinbeckler  
Mark Cullnane

**LEGAL COUNSEL**

Andrew Boxberger

**GUESTS**

Greg Stalcup  
Larry Weigand

**CALL TO ORDER**

Mr. Argerbright called the meeting to order at 8:01 a.m. and read roll call. All members present and absent are listed above.

**PUBLIC HEARING – DEVELOPMENT AGREEMENT AND LEASE WITH WEIGAND PROPERTIES**

Mr. Myers reviewed the project and stated that, in lieu of requesting a tax abatement, the Commission and Weigand Properties, LLC ("Company") have agreed to enter into a development agreement and lease. Mr. Myers briefly reviewed the development agreement and lease under consideration by the Commission. Mr. Myers stated that the agreement states that the Commission will lease the property for one year beginning January 1, 2020 to help defray the costs associated with site development. The terms of the lease state that the Commission will pay an annual amount of \$540,000, payable in monthly installments of \$45,000. All real and personal property tax payments are the responsibility of the Company.

Mr. Wheeler asked if the reason for the lease commencing on January 1 was so that the Company could get started as soon as possible. Mr. Boxberger stated that was correct and that he believes the Company wants to have the building completed before the end of 2020.

Mr. Argerbright stated that he was under the impression that the tenant wants to be in the building by the end of October 2020. Greg Stalcup, representative of the tenant, Mach Medical, confirmed that this was correct.

Mr. Argerbright asked for confirmation that the development agreement and lease was for one year. Mr. Myers confirmed that the development agreement and lease were for one year.

Mr. Argerbright asked if the Commission had any questions regarding the development agreement and lease.

Mr. Argerbright asked if any members of the public wanted to ask questions or offer comments.

Mr. Stalcup stated that he appreciated the Commission's willingness to provide assistance to the Company and Mach Medical in order to get the project started.

Larry Weigand, representative of the Company, also thanked the Commission for its willingness to provide assistance with the development of the property.

Mr. Schrumpf stated that this looks like a good project.

Mr. Argerbright asked if there were any additional questions or comments from the public. Hearing none, Mr. Argerbright closed the public hearing.

Mr. Schrumpf made a motion to approve the development agreement and lease between Weigand Properties, LLC and the Commission.

Mr. Wheeler seconded the motion.

The motion was passed by a vote of 3-0, with all attending members voting in favor.

Mr. Wheeler asked to be excused at 8:10 a.m. in order to attend a meeting of the County Council.

#### **PUBLIC HEARING – DECLARATORY RESOLUTION 2019-06 LARWILL EDP AND TIF DISTRICT**

Mr. Boxberger opened the public hearing on Declaratory Resolution 2019-06 concerning the Larwill EDP and establishment of a TIF District and Allocation Area. Mr. Boxberger stated that all required public notices have been made and that the Tax Impact Statement has been included. Mr. Bilger and Mr. Boxberger discussed recordation of the resolution.

Mr. Argerbright asked if any members of the public had questions or comments about the resolution. Hearing none, Mr. Argerbright closed the public hearing.

#### **RAIL CONNECT SIGN**

Mr. Bilger stated that he had spoken with Dawn Shaw, an officer of the Rail Connect Business Park owner's association, concerning the Rail Connect sign near US 30. Mr. Bilger stated that Ms. Shaw informed him that the association does not maintain things such as the sign in question collectively, but instead individual property owners are responsible for taking care of such things located on their own property.

Mr. Bilger stated that this presents a problem because the sign is located on an easement away from the business park. Mr. Bilger stated that, as president of the owner's association, Mr. Kessler could call a meeting of the association to organize maintenance of the signs.

Mr. Bilger, Mr. Boxberger, and the Commission discussed the issue, along with other business pertinent to Rail Connect Business Park and Park 30 Business Center.

#### **CONFIRMATORY RESOLUTION 2019-08 LARWILL EDP AND TIF DISTRICT**

Mr. Wheeler returned at 8:20 a.m.

Mr. Argerbright asked Mr. Myers if he had any comment regarding the Larwill EDP and TIF District. Mr. Myers stated that all parties he has communicated with were pleased with the process and outcome.

Mr. Argerbright asked the Commission if it had any questions or comments.

Mr. Wheeler made a motion to approve Confirmatory Resolution 2019-08 for the Larwill Economic Development Area. Mr. Schrumpf seconded the motion.

The motion was passed by a vote of 3-0, with all attending members voting in favor.

### **RAIL CONNECT LIGHTING**

Mr. Myers stated that he has communicated with Northeastern REMC regarding the street lighting at Rail Connect Business Park and has received quotes for options in the event that the Commission does not want to make monthly payments.

Mr. Myers stated that REMC's flat fee for installing two (2) lighting poles would be \$7,843.26. He stated that monthly payments for installing the same two (2) poles, including maintenance, over a ten (10) year period would amount to approximately \$12,200.

Mr. Myers stated that he feels it should be the property owners' responsibility to pay for the lights and that he has asked REMC to prepare a contract, but he has yet to receive it.

Mr. Bilger asked who would pay the electrical bill once the lights are installed. Mr. Myers stated that the Owners' Association pays for lighting currently.

### **RAIL CONNECT PARKING**

Mr. Myers stated that he, Mr. Argerbright, and Mr. Schrupf recently had lunch with Joe D'Italia and discussed parking issues in and around Rail Connect Business Park. He stated that trucks are parking along E. Rail Connect Drive, causing congestion. Mr. Myers stated that they talked about the possibility of putting in a parking lot so as to provide off-street parking. Mr. Bilger reminded the Commission that the soils on the lot in question have been determined to be not suitable for major construction, so a parking area could be a suitable use for the area.

Mr. Wheeler stated that he is concerned that a parking lot could encourage overnight parking and about trash accumulation.

Mr. Myers and Mr. Bilger stated that discussions have included the possibility that the lot be for paid parking only, and that this could discourage overnight parking and that revenues could be used toward waste management.

Mr. Boxberger asked if this should be something managed by Mr. D'Italia. Mr. Myers stated management of the parking area could be the responsibility of the Park Owners Association.

Mr. Schrupf raised the possibility of approaching a fuel distributor about the possibility of locating at the site and negotiating with them to put in a parking lot.

Mr. Bilger, Mr. Myers, and the Commission further discussed the issue without further action being taken.

### **MISCELLANEOUS MATTERS**

Mr. Myers stated that he spoke with Mr. D'Italia about the possibility of deeding the extension of Rail Connect Drive to the County.

Mr. Bilger stated that this could be done with a deed of dedication or through replatting the lots with dedicated right-of-way. He said that replatting had been expected and would be the preferred option.

### **IN THE MATTER OF MINUTES**

The minutes for the December 10, 2019 regular meeting were presented for approval. Mr. Schrupf made a motion to approve the December 10, 2019 regular meeting minutes as presented. Mr. Wheeler seconded. The motion passed by a vote of 3-0, with all attending members voting in favor.

**IN THE MATTER OF CLAIMS**

Claims were reviewed and consisted of Carson, LLP, \$3,870.00; The Post & Mail (public notice for lease agreement with Weigand Properties), \$30.00; The Post & Mail (public notice for Larwill EDP and TIF District), \$42.35; and High-Key Enterprises LLC (public notice for Larwill EDP and TIF District), \$32.47.

Mr. Wheeler made a motion to approve the claims as presented. Mr. Schrupf seconded the motion. The motion passed by a vote of 3-0, with all attending members voting in favor.

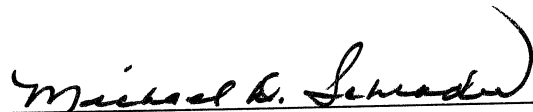
Mr. Argerbright stated that the January 14, 2020 meeting could be cancelled due to several members of the Commission being out of town.

There being no further business, Mr. Argerbright declared the meeting adjourned at 8:45 a.m.

**WHITLEY COUNTY  
REDEVELOPMENT COMMISSION**

**ATTEST:**

  
James Argerbright, President

  
Michael Schrader, Secretary