

MINUTES
WHITLEY COUNTY REDEVELOPMENT COMMISSION
Tuesday, April 28, 2020

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

MEMBERS PRESENT

Jim Argerbright
Frank Kessler (remote)
Michael Schrader
George Schrumf
Kim Wheeler
Jill Western

GUESTS

Matt Eckerle (remote)
Lana Beregszazi (remote)
Scott Werstler
Steve Western

MEMBERS ABSENT

LEGAL COUNSEL

Andrew Boxberger

STAFF

Jon Myers
Dale Buuck
Nathan Bilger
Tiffany Forrester
Mark Cullnane

CALL TO ORDER

Mr. Argerbright called the meeting to order at 8:00 A.M.

Due to COVID-19 precautions, the meeting was broadcast on the internet for public attendance.

ROLL CALL

Mr. Argerbright read roll call. All members present and absent are listed above.

INTRODUCTION

Mr. Myers introduced Dale Buuck, the new president of the EDC. He started in the position on April 24th.

IOTRON PROJECT INCENTIVE ANALYSIS

Matt Eckerle of Baker Tilly, Mr. Myers, and Mr. Boxberger reviewed the proposed bond project for Iotron that the Commission had previously discussed and approved. The tentative timeline indicated that the bond finalized in June. The total amount was confirmed to be \$737,000. Mr. Boxberger asked if the bond market has been affected by the COVID situation. Mr. Eckerle stated that since Iotron will be the buyer of the bond, the market conditions would not be a factor. The Commission's consensus was to proceed with the bond issuance.

APPROVAL OF SCOPE OF WORK FOR LARWILL SEWER EXTENSION

Mr. Myers stated that the Commissioners had agreed at their last meeting to use CEDIT funds for this project, with the Commission managing the project. As described in the proposed Scope of Work, the project would be broken into two phases, between initial survey/design/engineering, and actual construction. Ms. Beregszazi explained that the first component would be a feasibility study to confirm capacity and determine the serviceable territory.

Mr. Myers stated that how the CEDIT funds would be transferred to the Commission still needed to be decided. The funds could be transferred to the Commission as a lump sum prior to starting the project,

or it could be set up as a reimbursement based on progress completed. Mr. Boxberger suggested that a lump sum transfer would be simpler. Mr. Schrumpf gave details on the CEDIT funding, and stated that the Commissioners would prefer not to do a reimbursement, but to do an incremental transfer of around \$50,000 at a time, up to a total of \$200,000 for the project. Mr. Wheeler stated that the County Council was agreeable to the expenditure. The Commission had consensus that the arrangement would be acceptable.

Mr. Schrumpf asked if it had been determined whether a pump would be required. Ms. Beregszazi stated that due to the topography, one would almost definitely be needed, though the size would be dependent on the service territory to be included in the project. Mr. Bilger added that the existing sewer manholes were recently examined and did not seem deep enough to serve the project line by gravity. However, for future reference, the area immediately to the east of SR 5 and north of US 30 likely could be served by gravity. Ms. Beregszazi indicated that the feasibility study should provide at what point a second crossing of US 30 might be necessary to serve the large area of the TIF to the west of SR 5.

Mr. Werstler stated that he was appreciative of the efforts made to extend the sewer line. He stated that Red Star is up to three shifts now, with a total of 42 full-time employees. They are already making plans to construct an addition once septic tanks were no longer necessary. He did inform the Commission that he had neighbors ask whether they would be required to hook onto the sewer. Mr. Schrumpf recommended directing them to the Health Department on what the requirements would be.

Mr. Schrumpf made a motion to approve the Scope of Work from BCS Management, contingent upon the Commissioners approving funding from CEDIT. Mr. Wheeler seconded the motion. Mr. Boxberger reminded the president that due to being an electronic meeting, the vote would need to be by roll call. Mr. Argerbright read the roll, with all members voting in favor of the motion.

ASSIGNMENT OF WHITLEY RC LEASE

Mr. Myers reviewed the background of the lease with Whitley RC for the two spec buildings in Rail Connect. As previously discussed, a reassignment of the lease from the RC 2 building to the RC 1 building was prepared for the Commission's consideration. Mr. Boxberger discussed the options of either extending the agreement by 35 months vs. 42 months. Since the total amount of lease payment would be the same, only the number of payments and length of time would be in question. Mr. Myers stated that several businesses have been looking at the building, so it would be unlikely that the Commission would be leasing the building for either term.

Mr. Schrader made a motion to approve the lease reassignment and extension. Mr. Kessler seconded the motion. Mr. Argerbright read the roll, with all members voting in favor of the motion.

OTHER RAIL CONNECT ISSUES

Mr. Boxberger stated that Joe D'Italia had questions about the parking lot idea for Rail Connect and the potential for dedicating the street. Mr. Myers stated that the Rail Connect owners association was due to meet to discuss the concept, but COVID delayed that meeting. Informally, the businesses he had talked to had liked the idea. Mr. Schrumpf suggested that he felt a fueling station would be a great opportunity for the location, rather than simply a parking lot. Mr. Argerbright and Mr. Kessler asked if the size had been determined yet, as well as other details. Mr. Myers said that he would arrange an informal meeting or conference call to discuss some of the terms prior to a more formal meeting.

Mr. Bilger stated that the dedication of the street could occur by a replat of the lot into a lot north of the street, the street right-of-way, and at least one lot south of the street. Making the area south of the street into multiple lots could make sense to place the parking lot on its own lot. Alternatively, a deed of dedication could be drafted to dedicate the street; either option would require acceptance by the Commissioners. Mr. Boxberger would let Mr. D'Italia know the situation.

MKS/WRIGHT MEDICAL PARK 30 CUL-DE-SAC

Mr. Bilger updated the Commission that MKS was requested by the County Engineer on March 27th to provide a work plan to resolve the outstanding issues with the pavement and drainage. No response had been yet received.

AGA/WILLIAMS DRIVE STORMWATER PROJECT

Mr. Myers stated that he had been in contact with ERI regarding the engineering of a drainage area along Williams Drive near CR 100 South. He added that a representative of ERI would attend the May 12 meeting to review options.

MISCELLANEOUS MATTERS

Mr. Schrupf inquired whether any businesses had any significant impacts from the COVID crisis. Mr. Myers stated that Reelcraft and Lear had cut back, but most companies have been able to stay open with precautionary measures in place.

Mr. Bilger let the Commission know that the Annual Report had been filed and hard copies would be distributed once they could be assembled.

CLAIMS

Claims were reviewed and consisted of Jim Argerbright, \$375.00; Frank Kessler, \$75.00; Michael Schrader, \$300.00; Northeastern REMC, \$119.96 (Business 30 & CR 300 East lighting and pole); Whitley County Economic Development Corporation, \$8,000.00; Weigand Properties, LLC, \$45,000.00; Northeastern REMC, \$7,843.26 (Installation of two bronze poles/lights for Rail Connect Park); and Carson LLP, \$2,817.00. Mr. Bilger added that the most recent Northeastern REMC bill shows a credit due to a refund applied by REMC.

Mr. Schrupf made a motion to approve the claims, and Mr. Schrader seconded. Mr. Argerbright read the roll, with all members present voting in favor of the motion.

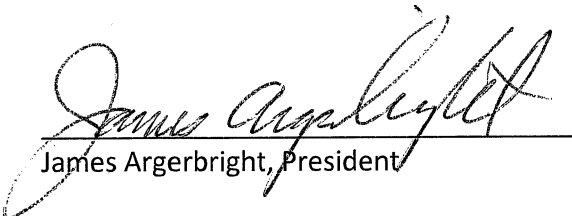
IN THE MATTER OF MINUTES


Minutes for the March 10 and March 24 meetings are non-essential business and will be considered at a future meeting.

There being no further business, Mr. Argerbright declared the meeting adjourned at 8:57 a.m.

WHITLEY COUNTY REDEVELOPMENT COMMISSION

ATTEST:


James Argerbright, President


Michael Schrader, Secretary

