

MINUTES
WHITLEY COUNTY REDEVELOPMENT COMMISSION
Friday, Jun 12, 2020

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

MEMBERS PRESENT

Jim Argerbright
Frank Kessler (electronic)
George Schrupf
Kim Wheeler
Jill Western

MEMBERS ABSENT

Michael Schrader

STAFF

Jana Schinbeckler
Dale Buuck
Nathan Bilger
Mark Cullnane

GUESTS IN ATTENDANCE

GUESTS ON-LINE ONLY

LEGAL COUNSEL

Andrew Boxberger (call-in)

CALL TO ORDER

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

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.

ANNUAL DETERMINATION OF EXCESS ASSESSED VALUE

Mr. Bilger reminded the Commission of the apparent need to commit to projects for the coming year to balance the projected increment revenue, as discussed at the previous regular meeting. He stated that there was an ad hoc work session at the EDC office on the previous Wednesday to discuss upcoming projects and expenses for the rest of 2020 and 2021. Potential projects identified were:

- Budget expenses not included in Baker Tilly report, \$100k in 2020 and 2021
- Williams Drive (Gateway Business Park) drainage, \$40k in 2020 and \$350k in 2021
- Rail Connect Drive improvements, \$100k in 2020
- Coupled Products incentives, up to \$500,000 in 2021
- RC I building expansion, potential in 2021 but no value determined
- Busche property development contribution, \$400k in 2021
- Broadband development match/contribution, \$200k in 2021
- Wright Medical, \$212,500 in 2021, with balance in 2020 and/or 2022

Mr. Bilger stated that the projects seemed reasonable and likely. With these projects, the projected obligations would total about \$2.8M. With an anticipated revenue of \$3.7M, the ratio of increment to expenses would be about 133%. Even as estimated costs, and the potential for not doing every project, the overall expenses for 2021 should come in below the 200% threshold required by the state statute.

Mr. Argerbright stated that the projects listed are legitimate, and are a reflection of the work being done. Mr. Bilger agreed that it was nice to see the projects the Commission will be working on listed outright.

Ms. Western stated that WCCS may be budget cutting in the next year or two, as funding from the state could be decreasing. The school corporation will need passed-through funds in the future to help offset those budget decreases, and they appreciate the Commission's consideration.

Mr. Schrupf made a motion to accept the presented list as the Commission's anticipated projects for 2020 and 2021, and so there would be no excess assessed value to release in 2021. Mr. Wheeler seconded the motion. Mr. Argerbright read the roll, with all members present voting in favor of the motion.

MISCELLANEOUS MATTERS

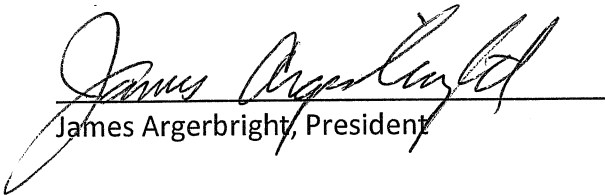
Mr. Boxberger mentioned that the Governor's Executive Orders allowing for expanded electronic participation are set to expire at the beginning of July. Unless the EO is extended again, future electronic participation would fall under the Commission's adopted rules.

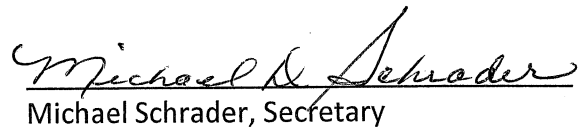
Mr. Argerbright stated that he had met with Chip Hill with the City about a month ago on drainage blockages created as part of the sewer extension project. There had not yet been any response from the City. He would work to address this with the City next week.

There being no further business, Mr. Argerbright declared the meeting adjourned at 8:25 a.m.

**WHITLEY COUNTY
REDEVELOPMENT COMMISSION**

ATTEST:


James Argerbright, President


Michael Schrader, Secretary