

**MINUTES**  
**WHITLEY COUNTY REDEVELOPMENT COMMISSION**

Tuesday, July 14, 2020

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

**MEMBERS PRESENT**

Jim Argerbright  
Frank Kessler  
Michael Schrader  
George Schrupf  
Jill Western

**MEMBERS ABSENT**

Kim Wheeler

**STAFF**

Jana Schinbeckler  
Dale Buuck  
Nathan Bilger  
Mark Cullnane  
Tiffany Forrester  
Brandon Forrester

**GUESTS IN ATTENDANCE**

Steve Western  
Jon Myers

**GUESTS ON-LINE ONLY**

**LEGAL COUNSEL**

Andrew Boxberger

**CALL TO ORDER**

Mr. Argerbright called the meeting to order at 8:02 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.

**GATEWAY DRAINAGE UPDATE**

Mr. Buuck stated that he spoken with ERI and requested an updated proposal. He said that the project will more than likely involve two phases. He said that the first phase will likely involve work around the AGA property at the northwest corner of Williams Drive and CR 100 South and that the second phase, expected to begin in 2021, will include the remainder of the proposed work further south along Williams Drive. He presented a statement of work and contract from ERI for the Commission's review.

Mr. Argerbright and Mr. Schrupf briefly discussed the project. Mr. Argerbright suggested that the Commission table the contract to provide time for review.

Mr. Schrupf made a motion to table consideration of the statement of work and contract from ERI until the next meeting. Mr. Schrader seconded the motion. Mr. Argerbright called for a vote; the motion passed by a vote of 4-0.

**IOTRON BOND UPDATE**

Mr. Boxberger stated that he was part of a call with Iotron and Bond Counsel. He said that the buyer of Iotron had agreed to assume responsibility of the bond and that Bond Counsel had sent an assumption agreement to the buyer. He stated that the expectation is that the bond will be closed on, then the assumption agreement will be finalized, and lastly the sale of Iotron will close.

**COUNTY ENGINEER CR 800 EAST SDI TURN LANE**

Mr. Forrester stated that SDI is interested in adding a turn lane to create a new entrance into its facility on the west side of CR 800 East. He discussed traffic and the roadway around existing entrances along

CR 800 East. He said that SDI will add a staging area inside the proposed entrance. He stated that he, Mr. Bilger, and Mr. Buuck had recently met with representatives of SDI to discuss the proposal and suggested that the Commission consider entering into a public-private agreement with SDI. He stated that he had contacted ERI for a proposal and that it had quoted \$260,000, with \$242,000 anticipated for construction and \$17,600 for engineering. He said that SDI wants to add the turn lane as soon as possible and that the work would include a culvert extension and reconfiguration of existing light poles.

Mr. Boxberger, Mr. Forrester, Mr. Bilger, and the Commission discussed the proposed project. Mr. Forrester suggested that it might be best to set this project up for 2021, but that SDI wants to widen the existing entrance as soon as possible.

#### **COUNTY ENGINEER RAIL CONNECT DRIVE & CR 600 EAST**

Mr. Forrester stated that the Rail Connect Business Park Owner's Association is interested in enlarging the radius of the intersection of Rail Connect Drive and CR 600 East to accommodate tandem tractor-trailers. He said that he has sent the plans to CenturyLink and Columbia City Utilities and they have indicated that infrastructure will need to be relocated.

He stated that he intends to solicit three quotes for the project. Mr. Boxberger asked Mr. Forrester for an estimate. Mr. Forrester stated he expects the project to cost approximately \$60,000. Mr. Boxberger stated that projects with a cost estimate range of \$50,000 - \$150,000 require public notice. He stated that he would review pertinent statute and rules to provide a more complete answer.

Mr. Argerbright, Mr. Buuck, and Mr. Forrester discussed trucks parking along the shoulder of Rail Connect Drive. Mr. Forrester stated that the County is working on an ordinance that would disallow on-street parking on Rail Connect Drive.

Mr. Schrader made a motion to approve solicitation of bids for improvements to the roadway at CR 600 East and Rail Connect Drive. Mr. Kessler seconded the motion. Mr. Argerbright asked for further discussion, hearing none he called for a vote. The motion passed by a vote of 4-0.

#### **MISCELLANEOUS MATTERS**

Mr. Buuck stated that he has asked former EDC President Jon Myers to assist with the Larwill Sewer Extension project. Mr. Myers, Mr. Buuck, Mr. Boxberger, Mr. Bilger, and the Commission discussed issues concerning the sewer extension and potential future land acquisition in the vicinity of Red Star Manufacturing.

Mr. Buuck and Mr. Boxberger discussed an agreement that would transfer ownership of street lights and the sign at the entrance to Rail Connect from the Commission to the Rail Connect Business Park Owners Association.

Mr. Bilger, Mr. Boxberger, and the Commission discussed the status of a split of the former Lot #5 in Rail Connect into Lots #6 and #7.

Mr. Bilger stated that he recently met with Ms. Schinbeckler and Mr. Kessler to put together a tentative 2021 budget.

Mr. Schrumpf and Mr. Buuck discussed leads for a potential occupant of the former Autoliv building in Rail Connect.

Mr. Buuck and Mr. Bilger discussed the status of environmental review of the Coupled Products property on CR 600 East.

**CLAIMS**

Claims were reviewed and consisted of: BCS Management, \$3,321.03; Whitley County Economic Development Corp, \$8,000; James Argerbright, \$450; Michael Schrader, \$375; Frank Kessler, \$450; Carson, LLP, \$2,304.00; Weigand Properties, LLC, \$45,000.00; Northeastern REMC, \$129.78; Whitley RC Investments LLC, \$15,991.42 (June 2020 building rent); Whitley RC Investments LLC, \$15,991.42 (July 2020 building rent).

Mr. Schrader made a motion to approve the claims, and Mr. Kessler seconded. The motion passed by a vote of 4-0.

Mr. Argerbright and Ms. Western discussed the status of the new high school and whether it would be open by the beginning of the school year. Ms. Western suggested that the Commission take a tour of the new facility.

**IN THE MATTER OF MINUTES**

Minutes for the June 23<sup>rd</sup> meeting was presented for consideration.

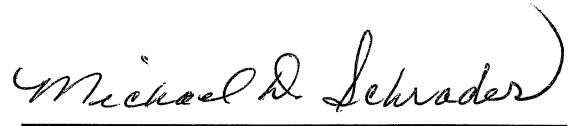
Mr. Kessler made a motion to approve the minutes as presented, and Mr. Schrupf seconded. The motion passed by a vote of 4-0.

There being no further business, Mr. Argerbright declared the meeting adjourned at 9:00 a.m.

**WHITLEY COUNTY  
REDEVELOPMENT COMMISSION**

**ATTEST:**

  
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James Argerbright, President

  
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Michael Schrader, Secretary