

**MINUTES**  
**WHITLEY COUNTY REDEVELOPMENT COMMISSION**  
**Tuesday, July 28, 2020**

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

**MEMBERS PRESENT**

Jim Argerbright  
Frank Kessler  
Michael Schrader  
George Schrumph  
Kim Wheeler  
Jill Western

**MEMBERS ABSENT**

**GUESTS ON-LINE/PHONE**

Jim Breckler, ERI

**STAFF**

Dale Buuck  
Mark Cullnane  
Tiffany Forrester  
Brandon Forrester

**GUESTS IN ATTENDANCE**

Steve Western

**LEGAL COUNSEL**

Andrew Boxberger

**CALL TO ORDER**

Mr. Argerbright called the 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.

**RAIL CONNECT ENTRANCE ROAD IMPROVEMENT QUOTES**

Mr. Forrester stated that he sent notice to contractors requesting quotes for the proposed road improvements to the entrance at Rail Connect. Three quotes had been received by the deadline. Mr. Argerbright opened and read the following quotes:

E&B Paving, \$43,658

R.L. McCoy, \$59,480

Brooks Construction, \$34,641

Mr. Schrumph made a motion to accept the quotes as presented and send them to the County Engineer for review. Mr. Schrader seconded. Motion passed unanimously.

**RAIL CONNECT LIGHTING AND SIGN**

Mr. Boxberger provided an update and proposed resolution to transfer the Rail Connect lighting and sign to the owner association. Since the sign easement is subject to statute rules about transfer of property, which includes a 45-day waiting period, he was trying to see if it would be feasible for Shively Grain to transfer or duplicate the sign easement to the association directly.

There was additional discussion about the easement and process. Mr. Kessler made a motion to approve Resolution 03-2020 for the transfer of property to the Rail Connect Owners Association, and Mr. Wheeler seconded. Motion passed unanimously.

**GATEWAY DRAINAGE IMPROVEMENTS**

Mr. Buuck stated that he wanted to make sure the Commission was up to date on this project. Mr. Breckler called in and gave a summary of the project and status. Walker & Associates is updating the

field survey to account for changes in utilities, structures, etc. since the last project. The majority of the project would be to undertake corrective work along Williams Drive in separate sections north and south of Cardinal Drive. Along with design engineering, ERI's scope of work would also include pre-construction meeting, progress meetings, and development of a contractor punch-list.

Mr. Schrupf asked if the project was broken into two phases. Mr. Breckler responded that the project is currently planned as one, and splitting it into separate projects would not be advantageous due to mobilization costs. There was discussion about the benefits of splitting the project to move more quickly on certain parts. Mr. Breckler stated that it would be hard to complete the project yet this year since design work could not be completed until mid-October, if the survey is done in August.

After further Commission discussion, there was consensus to pursue the project at one time. Mr. Buuck would meet with Troy at AGA to discuss interim alternatives for issues on that property.

### **MISCELLANEOUS MATTERS**

Mr. Buuck stated that he had contacted SDI to set up a meeting to explore cost-sharing for the proposed improvements to their entrance and CR 800 East. He had not yet received a response.

Mr. Buuck provided several updates on potential projects in Rail Connect. Indiana Materials is considering expansion or using another building in RC. There was discussion about the condition of the south part of Lot 5, mowing, hay cutting, and possible leases and new business location.

Mr. Cullnane reminded the Commission of the new CCHS tour scheduled for Tuesday the 4<sup>th</sup>. [The tour was later rescheduled to August 11<sup>th</sup>.]

Mr. Buuck said that Jon Myers had talked with the owner of the 24 and 45-acre properties to the northeast of SR 5 and US 30 in the Larwill TIF. They would not be opposed to 5-year options on the property. An asking price would be needed soon.

Mr. Schrupf relayed that JPR Engineering was working with the Regional Sewer District, and work was progressing well. They are working on a review of the Larwill sewer extension as well. Mr. Schrupf asked if BCS should be put on hold on the project pending the review. Mr. Buuck agreed and said he'd let BCS know.

Mr. Boxberger let the Commission know that the lotron bond is still pending.

Mr. Buuck and the Commission discussed a handful of businesses that had not yet completed required paperwork for tax abatements. There was concern about potentially losing abatements while struggling with the current economic difficulties. Mr. Buuck would continue to work with them to get the forms filed.

### **CLAIMS**

Claims were reviewed and consisted of: Union Township Trustee, \$50,000.00; Northeast REMC, \$129.78; BCS Management, \$7,977.63.

Mr. Schrupf made a motion to approve the claims, and Mr. Schrader seconded. Motion passed unanimously.

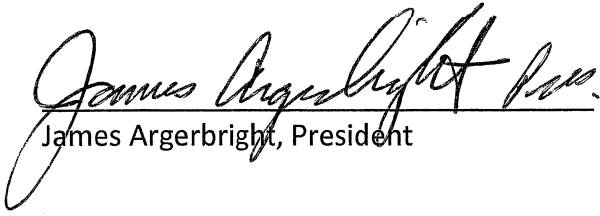
### **IN THE MATTER OF MINUTES**

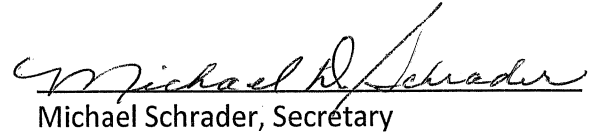
Minutes for the July 11<sup>th</sup> meeting was not yet ready for review.

There being no further business, Mr. Argerbright declared the meeting adjourned at 8:48 a.m.

**WHITLEY COUNTY  
REDEVELOPMENT COMMISSION**

**ATTEST:**

  
James Argerbright, President

  
Michael Schrader, Secretary