

MINUTES
WHITLEY COUNTY REDEVELOPMENT COMMISSION
Tuesday, August 25, 2020

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

MEMBERS PRESENT

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

MEMBERS ABSENT

STAFF

Jana Schinbeckler
Nathan Bilger
Dale Buuck
Mark Cullnane
Tiffany Forrester
Cami Hippenhammer
Scott Wagner

GUESTS IN ATTENDANCE

Lana Beregszazi
Steve Western

GUESTS ON-LINE/PHONE

LEGAL COUNSEL

Logan Stevens

CALL TO ORDER

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

ROLL CALL

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

LARWILL SEWER PROJECT

Mr. Buuck updated the Commission on the status of negotiating options on development ground in the Larwill TIF area. He said that dealing with the property owners was slow, and the need to extend sewer to Red Star was a higher priority that should be acted upon independently of business park development. Ms. Beregszazi reviewed the previously discussed options for extending sewer along SR 5. She added that there may be grant options available if the Commission was looking at the more expensive options. There was discussion about the time and costs involved in applying for grant funding, with the determination that the project would likely not qualify for some grants or they would delay it too long. Mr. Schrumpf made a motion to proceed with Option 1 [a small force main sized to serve Red Star and any immediate intervening customers], and Mr. Schrader seconded. The Commission discussed the impact on homes along the route. They decided to meet with Larwill Town Council to update them and to notify those homeowners affected. Mr. Schrumpf modified his motion to add that meeting; Mr. Schrader accepted the modification. Motion passed unanimously. Mr. Bilger requested clarification that the project would not be on hold until after the Town Council meeting, and the Commission agreed that engineering should proceed.

COUNTY ROAD 100 SOUTH PROPERTY

Mr. Buuck stated that Jerry Busche is progressing with development of the 26-acre property along 100 South. A tentative sketch design to subdivide the property is underway, and Mr. Busche is seeking some additional property for off-site drainage/detention. Construction of a spec building is planned. The Commission may be asked to aid the project in the near future.

COUPLED PRODUCTS BUILDING UPDATE

Impact CNC continues due diligence on the Coupled Products building. Mr. Buuck stated that the updated Phase I environmental report was completed and did not turn up any new or unknown concerns. To bring the building up to the necessary specifications will be about a \$4M investment; Impact would have about 85 jobs at the location. As previously discussed, the Commission will anticipate aiding in the building renovation/remediation to make it usable.

MISCELLANEOUS MATTERS

Mr. Buuck is working with Intelligent Fiber Network (IFN, formerly Indiana Fiber Network) on a quote to extend fiber service to Rail Connect. CenturyLink is unsure of their service capacity in the park, and high-bandwidth upgrades are needed to serve at least two of the existing businesses. This extension will be relatively expensive due to crossing the railroad and existing utility congestion. Funds from the taxable bond might be used to help in this project, if the Commission opts to do so. The quote should be ready for Commission review by the next meeting.

Ms. Western provided an update on the progress of the high school. Opening and the first few days had gone well. There are a few things to finish, for example the gym bleachers, but all academic activities are accommodated. She added that it was thrilling to watch the first home football game win on the new field.

Mr. Bilger provided the Commission with the REMC director ballot. Mr. Schrupf was designated to submit the ballot on behalf of the Commission.

CLAIMS

Claims were reviewed and consisted of: Whitley County Consolidated Schools, \$1,250,000.00 (the final installment for the high school construction); Carson LLP, \$3,045.00; and BCS Management, \$1,977.42. Ms. Beregszazi clarified for the Commission that the BCS invoice included preliminary engineering work that had been billed in two parts, which is why it appeared on two invoices. Mr. Schrupf made a motion to approve the claims as presented, and Mr. Kessler seconded. Motion passed unanimously.

IN THE MATTER OF MINUTES

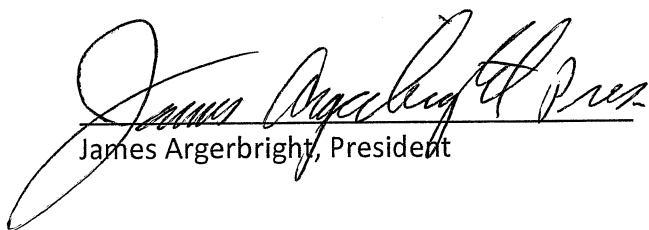
Minutes for the August 11th meeting were presented for review. Mr. Schrupf made a motion to accept the minutes as presented, and Mr. Wheeler seconded. Motion passed unanimously.

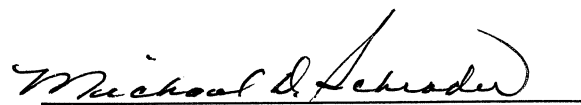
Mr. Argerbright thanked Ms. Beregszazi for her diligence in the Larwill sewer project. He also noted that there would not be a quorum available for the scheduled September 15th meeting, but meeting in early September is still needed. The Commission would review availability for a special meeting on September 11th.

There being no further business, Mr. Argerbright declared the meeting adjourned at 8:35 a.m.

WHITLEY COUNTY REDEVELOPMENT COMMISSION

ATTEST:


James Argerbright, President


Michael Schrader, Secretary