

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

Tuesday, September 8, 2020

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

**MEMBERS PRESENT**

Jim Argerbright  
Frank Kessler  
Michael Schrader  
George Schrumpf  
Jill Western

**MEMBERS ABSENT**

Kim Wheeler

**STAFF**

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

**GUESTS IN ATTENDANCE**

Steve Western

**GUESTS ON-LINE/PHONE**

**LEGAL COUNSEL**

Andy Boxberger

**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.

**IN THE MATTER OF MINUTES**

Minutes for the August 25<sup>th</sup> meeting were presented for review. Mr. Schrader made a motion to accept the minutes as presented, and Mr. Schrumpf seconded. Motion passed unanimously.

Mr. Argerbright noted that this meeting would be followed by a work session to discuss requirements for using TIF funds. Also, a special meeting was scheduled for 8 a.m. on Friday the 11<sup>th</sup> to discuss the Larwill sewer extension project.

**COUPLED PRODUCTS BUILDING UPDATE**

Mr. Buuck provided a cost-benefit analysis of a tax abatement for Impact CNC to utilize the property. In lieu of an abatement, he suggested an amount of \$395,000, to be split between \$350,000 in building improvements/remediation in the immediate future and \$45,000 in training grants once the plant is in operation. He had not yet discussed this with Jerry Busche, but wanted to get the Commission's consensus before proceeding.

Mr. Boxberger noted that the easiest means for the Commission to contribute to the building project would be to hire a contractor to work on the public improvements components, so now is the time to identify those aspects. There was some further discussion about this and the status of the seller.

Mr. Kessler stated that he felt the Commission should invest in addressing the building's issues now or else there could be more to clean up later, with a higher cost. He added that Mr. Busche has been good to work with in the past, once a project has commenced.

Mr. Bilger asked if the Commission would put a time limit on the training grant, as had been done with other recent training grants. There was consensus that the stipulations of the training grant would be made once additional details were worked out.

There was further discussion about contingencies and assurances if the project stalled or otherwise fell through. It was felt these were important to protect the investment in the project, but the details would also be worked out later.

Having no more discussion, there was consensus that Mr. Buuck should proceed with negotiations.

### **FIBER EXTENSION TO RAIL CONNECT**

Mr. Buuck stated that Centurylink broadband may be available in Rail Connect, though the service level is not certain. He had received an estimate from IFN to extend fiber from their existing line under the railroad to the park in the amount of \$38,000. He asked the Commission if they had interest in aiding this project.

Mr. Schrupf stated that the County has a wireless broadband study underway to bring higher speed internet to most of the county, so it may be best to wait a few weeks to see how this would fit into the report's recommendations. Mr. Buuck would let IFN know.

### **LARWILL SEWER PROJECT**

Mr. Buuck stated that Lana Beregszazi requested confirmation whether adjoining property owners would be tied into the new sewer line. Approximately four houses, outside of the town limits, could be included. Mr. Wagner suggested that these connections could be added into the project design and cost, so that the property owners would only be responsible for the cost of installing the lateral, electric service for any pumps, and the cost of closing the existing septic system. Mr. Argerbright asked if a payment plan had been used to help the owners' costs for the sewer connections in Coesse. Mr. Wagner said that was not the case, but the owners did use a single contractor for all of the work, which reduced the cost per connection.

### **MISCELLANEOUS MATTERS**

Mr. Buuck stated that the meeting with SDI on the 800E entrance revisions was still pending.

Mr. Boxberger provided an update that the lotron bond project was also still pending while the company is in transition to a new owner.

### **CLAIMS**

Claims were reviewed and consisted of: Northeastern REMC, \$129.78; Carson LLP, \$2,163.00; Weigand, \$45,000; and BCS Management, \$1,277.62.

Mr. Kessler expressed concern about the Commission continuing to pay for electric costs at 300E lighting. Mr. Buuck would check with City Ford/Chevy to see if they would assume the cost.

Mr. Schrupf stated he was concerned about the minute-by-minute time accounting used by BCS. Mr. Bilger suggested that based on previous experiences, BCS calculates labor time differently for management and billing purposes, with the minute-by-minute account provided for reference.

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

### **WORK SESSION**

At this time, Mr. Argerbright called for a recess of the regular meeting to enter a work session. The purpose of this session was for discussion of several topics, and no decisions were made by the Commission.

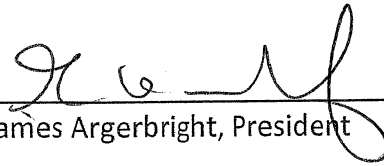
Topics discussed included the following:

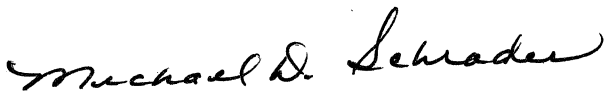
- Ideas on how to begin any projects in the Larwill TIF since it is new and lacking any incremental revenue
- Additional details, questions, and discussion of operators of the Larwill sewer extension
- Concern about using Union TIF money for schools outside the TIF area
- Internet/broadband expansion projects
- Available properties within the Union TIF for upcoming developments
- Possible Union TIF expansion locations

At the conclusion of the work session, being no further business, Mr. Argerbright declared the meeting adjourned at 9:23 a.m.

**WHITLEY COUNTY  
REDEVELOPMENT COMMISSION**

**ATTEST:**

  
James Argerbright, President

  
Michael Schrader, Secretary