

MINUTES
WHITLEY COUNTY REDEVELOPMENT COMMISSION

Tuesday, December 8, 2020

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

MEMBERS PRESENT

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

GUESTS IN ATTENDANCE

Lana Beregszazi
Steve Western

MEMBERS ABSENT

GUESTS ON-LINE/PHONE

STAFF

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

LEGAL COUNSEL

Andy Boxberger

CALL TO ORDER

Mr. Argerbright called the special meeting to order at 10:00 a.m.

ROLL CALL

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

LARWILL SEWER PROJECT

Ms. Beregszazi presented updates on the status of the Larwill sewer extension. She stated that the issues with the Zumbrun property appear to be heading toward resolution. The design is virtually complete, with the exception of the final grinder pump locations on the last holdout properties. The IDEM permitting filing should be able to proceed once the design is finalized. If these issues can be dealt with, the project should be on track for bidding around the first week of January.

Mr. Wagner provided additional information about the requirements that the Town may have for the project. Larwill may need to make determinations about requirements for residential versus commercial connections. Mr. Buuck added that Scott Werstler would no longer be the point of contact with Red Star, but the new manager seems to be committed to the project. Ms. Beregszazi recommended to put in writing any items committed to by Mr. Werstler or others so far.

Ms. Beregszazi stated she would attend the 12/10 Larwill Town Council meeting to update them on the project and address any questions.

CHROMASOURCE TRAINING GRANT REQUEST

Mr. Buuck presented the previously-discussed training grants for ChromaSource. He stated that there would be up to 30 new jobs created, with an average wage of about \$17/hr., and the requested grant amount was \$90,000, paid as employees were hired over two years. He reminded the Commission that the state had also offered \$130,000 in incentives, and there was about \$12,500 in remaining tax abatements. Mr. Argerbright expressed some concern about the average wages, but the grant amount was also a little lower. Having no other discussion, Mr. Schrader made a motion to approve training

grants for Chromasource in the amount of up to \$90,000; Mr. Wheeler seconded. Motion passed by roll call vote, 5-0.

WHITLEY RC I BUILDING ISSUE

Mr. Boxberger explained that the day before, Joe d'Italia had requested a mortgage release for the Whitley RC I building. He stated that the purchase price for the land was about \$430,000 in 2013, and the Commission had accepted a promissory note and mortgage in lieu of the purchase price, payable in six years or upon sale of the property. He described that there were other deals regarding the construction of the building, but he could not find that the land purchase was paid. The sale of the building was scheduled for the upcoming Monday, making resolving this situation a critical matter.

Mr. Buuck stated that he had just received information from Mr. d'Italia that the purchase was included in a closing settlement and sent to the Commission in 2016. However, those funds were only about \$230,000, leaving \$200,000 unaccounted for, as well as the status of the received funds.

While the above were speaking, Mr. Bilger had looked up the meeting minutes for 2016 and found that the Commission approved a \$200,000 reduction in the purchase price at the September 2016 meeting. Ms. Schinbeckler also reviewed the account ledger and found that the \$230,000 had been received by Commission, though it was awkwardly listed under the title company's name.

With this information, Mr. Boxberger recommended that the Commission approve the release of the mortgage. Mr. Schrupf made a motion to release the mortgage for the Whitley RC I land purchase; Mr. Schrader seconded. Motion passed by roll call vote, 5-0.

INDIANA MATERIALS PROCESSING

Mr. Boxberger reminded the Commission that IMP is planning a small expansion of their facility in Rail Connect. He presented a proposed agreement that the Commission pay for the fire sprinkler system in that building addition as a public improvement. He further discussed how this improvement could fall into the definition of "public improvements." The total amount would be up to \$20,000, payable to the contractor. With no further discussion by the Commission, Mr. Wheeler made a motion to approve up to \$20,000 for the installation of the sprinkler system; Mr. Kessler seconded. Motion passed by roll call vote, 5-0.

MISCELLANEOUS MATTERS

Mr. Buuck stated that the Sailrite project was progressing. There was no update on the Coupled Products foreclosure case or its anticipated sale.

Mr. Bilger asked if the Commission desired to hold the regularly scheduled meeting on the 15th. After discussion of any upcoming claims and member availability, the Commission's consensus was to cancel that meeting. The next regular meeting would be held on the 29th.

Being no further business, Mr. Argerbright declared the meeting adjourned at 10:26 a.m.

**WHITLEY COUNTY
REDEVELOPMENT COMMISSION**

ATTEST:


James Argerbright, President


Michael Schrader, Secretary