

MINUTES
WHITLEY COUNTY REDEVELOPMENT COMMISSION

Tuesday, January 12, 2021

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

MEMBERS PRESENT

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

MEMBERS ABSENT

STAFF

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

GUESTS IN ATTENDANCE

Lana Beregszazi
Steve Western

GUESTS ON-LINE/PHONE

LEGAL COUNSEL

Andy Boxberger

CALL TO ORDER

Mr. Argerbright called the regular meeting to order at 8:00 a.m.

ROLL CALL

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

ELECTION OF OFFICERS

Mr. Argerbright called for nominations for the Commission officers for 2021. Mr. Wheeler made a motion to keep the officers the same as in 2020; Mr. Kessler seconded. Being no other nominations, Mr. Argerbright called for a vote on the motion; motion passed 5-0.

The officers for 2021 are: Jim Argerbright, President; George Schrupf, Vice President; and Michael Schrader, Secretary.

LARWILL SEWER PROJECT

Ms. Beregszazi presented easements for the sewer line and grinder pump locations. She stated that Barnes was not comfortable with granting an easement but would be agreeable to connecting. That will need to be addressed. The other two homeowners were agreeable to the easement. The easement for Red Star would be presented at the next meeting due to the specific easement area being described.

She noted that the construction plans were sent to several potential contractors, with bids due by noon on the 25th. The Commission would then open the bids at the regular meeting on the 26th.

Ms. Beregszazi and Mr. Boxberger presented the Transfer Agreement between the Commission and the Town of Larwill. The Agreement would outline the terms of construction and the transfer of the infrastructure to the Town once complete. If the Commission approved, Ms. Beregszazi would present it to the Town Council at their upcoming meeting on the 14th.

Mr. Buuck added that he had been in contact with the new manager of Red Star, and they are still anticipating moving forward with expansion as soon as possible.

Mr. Schrupf made a motion to approve the Sanitary Sewer and Industrial/Residential Grinder Stations and Transfer Agreement and the proposed easements with the three property owners as presented; Mr. Schrader seconded. Mr. Wheeler asked if the agreement would remove the responsibility of the RDC to the project; Mr. Boxberger confirmed that upon completion, the agreement would transfer the project to the Town. Motion passed by roll call vote, 5-0.

COUPLED PRODUCTS/IMPACT CNC UPDATE

Mr. Buuck stated that the closing on the Coupled Products property should have occurred last week. Mr. Boxberger stated that the mortgage release would be contingent on the sale of the property; if for some reason it has not sold, the mortgage was not released. Impact CNC was still anticipating moving in as quickly as possible; Mr. Buuck would be meeting with Jerry Busche later in the week to discuss the needs of the property. He reminded the Commission of the previously discussed incentives, including the possible capital improvements to the structure or remediation and training grants.

GATEWAY PARK DRAINAGE UPDATE

Mr. Buuck stated that he, Mr. Wheeler, and Brandon Forrester met with Jim Breckler of ERI on-site recently to walk through the pending drainage project design. They noted that several culvert pipes had been flattened, some because of heavy vehicles turning. He further described other aspects of the project. A new culvert across Williams Drive would be expected at the PDQ/AGA property line, and easement for the drainage outlet would be needed between those properties. That had been discussed in the past, but it appeared not to have been recorded. Plans were on track for bidding in the spring.

MISCELLANEOUS MATTERS

Mr. Buuck stated that the previously discussed Sailrite expansion was still moving forward.

Mr. Argerbright stated that with the sale of the building in Rail Connect, there are few locations available for new business to locate. He suggested that the Commission members come up with potential sites and projects to evaluate for the next meeting, and that it may be good to form a committee to work with Mr. Buuck and Eric Yung of REMC to help get the ball rolling. Mr. Buuck added that the Larwill TIF area would have opportunities, but there may be others. He affirmed that the building in Rail Connect had generated a lot of solid interest and leads, and he was still getting calls about it. He felt that could be an opportunity for a new shell building. Mr. Boxberger reminded the Commission that they may need to amend the list of Properties to Acquire. Mr. Bilger stated that the list was most recently updated in 2019 to include properties at 100 South/300 East, but he was unsure if there were any older properties on the list still available.

Mr. Argerbright also encouraged Commission members to meet with prospective businesses and projects with Mr. Buuck as they may come up.

IN THE MATTER OF MINUTES

Minutes for the December 29th and January 7th meetings were presented for review. Mr. Kessler made a motion to approve the December 29th minutes as presented; Mr. Schrader seconded. The motion passed by roll call vote, 5-0.

Ms. Western noted that the end time in the January 7th minutes was incorrect. It should be 12:40 p.m., not 10:40 p.m. Mr. Schrader made a motion to approve the January 7th minutes as corrected; Mr. Schrupf seconded. Motion passed by roll call vote, 4-0-1, with Mr. Wheeler abstaining.

CLAIMS

Claims were presented for review. Mr. Bilger noted that there was a bill from REMC that included the 300 East/US 30 streetlights that he thought should have been disconnected at the end of November. Mr. Buuck concurred that he understood that the lights should have been disconnected, and he would look into the matter with REMC. Mr. Wheeler inquired whether there was a requirement for those streetlights. Mr. Bilger stated he was unaware of any highway regulation requiring them, and the Commission discussed how bright the area is anyway. Mr. Schrupf made a motion to table the REMC claim pending review; Mr. Wheeler seconded. Motion passed by roll call vote, 5-0.

The remaining claims consisted of: Michael Schrader, \$450; Jim Argerbright, \$375; Frank Kessler, \$450 (member stipends); and Whitley County EDC, \$8,000 (quarterly management agreement).

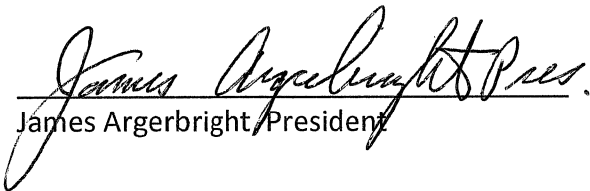
Mr. Schrupf made a motion to approve the remaining claims as presented. Mr. Kessler seconded; the motion passed by roll call vote, 5-0.


Mr. Argerbright thanked Ms. Schinbeckler for providing the account ledger and balance. Among other details of the ledger, she noted that the current cash balance was just over \$6.3M.

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