

MINUTES
WHITLEY COUNTY REDEVELOPMENT COMMISSION

Tuesday, January 26, 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

GUESTS IN ATTENDANCE

Lana Beregszazi
Steve Western
Charlie Bird, G&G Hauling

MEMBERS ABSENT

GUESTS ON-LINE/PHONE

STAFF

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

LEGAL COUNSEL

Andy Boxberger (electronic)

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.

LARWILL SEWER PROJECT BID OPENING AND UPDATE

Ms. Beregszazi was present to discuss the status of the Larwill sewer project. Two bids were received for the project. Mr. Argerbright called for the bid opening. The apparent bid results were: A&B Boring, \$126,500; and G&G Hauling, \$129,252. There was discussion about the scope the project included in each, as there was a possible alternate included. Mr. Bird provided information about what his bid included. Ms. Beregszazi requested that the bids be taken under advisement so that the details of each bid could be reviewed and a recommendation be made at the next meeting. Mr. Schrupf made a motion to accept both bids and take them under advisement for Ms. Beregszazi to review; Mr. Wheeler seconded. Motion carried, 5-0.

Ms. Beregszazi stated that IDEM permitting was underway. IDEM was taking the full 90 days they are permitted in some recent projects, which could mean the permit issuance would be in late March. She was optimistic that this project might be favorable for a faster review, with permit in mid-February. She stated that Barnes had signed the easement and the others were pending. Another outstanding issue was whether the Zumbrun property would be required to be connected. That would require a waiver from the Health Department.

IMPACT CNC/COUPLED PRODUCTS UPDATE

Mr. Buuck stated that he was planning to meet with Jerry Busche within the week to discuss projects that could be covered by the Commission related to the property. He also relayed that the current Impact building on Williams Drive is scheduled to be occupied by PDQ. Mr. Argerbright echoed the need for specific items to be settled upon in writing since Mr. Busche's plans can change frequently.

GATEWAY PARK DRAINAGE UPDATE

Mr. Buuck summarized the project status. As previously mentioned, there would be a drainage easement between PDQ and AGA needed. Another easement that was expected across PDQ was found to be unnecessary at this point. NIPSCO had a gas main that posed a possible issue with a drain line crossing. ERI would be scheduled to present on the design once it was completed to the stage for bidding. Mr. Schrupf asked if the rerouting of the water would change the impact on PDQ. Mr. Buuck explained that the design would shift a lot of water currently flowing north to go south, so it would not affect the PDQ building.

RAIL CONNECT SPEC BUILDING DISCUSSION

Mr. Buuck stated that he had a few inquiries about the possibility of constructing a spec building on the last lot that the Commission owns in Rail Connect on which the option had recently expired. The likelihood would be a 50k sq. ft., expandable, building. He recommended that the Commission give some thought to what could be offered as incentives, either similar to past deals or something new, as there were 2-3 interested parties. The soil condition could be an unknown, and he suggested doing soil borings. Mr. Argerbright suggested that ERI may have already done soil testing and that most of the concerns were with the bigger parcel to the west. There was further discussion about possible site design and other aspects of the parcel. Mr. Kessler suggested to go ahead and do the Phase I environmental along with the soil borings (if necessary) as well to make the site market ready.

CHURUBUSCO HOUSING TIF

Mr. Bilger provided background that Churubusco had met with Kevan Biggs of Ideal Homes on the possible expansion of Threshers Ridge. In that discussion, Mr. Biggs thought that creating a housing TIF might be a good option to deal with some of the infrastructure needs of the site. Because the Town does not have a Redevelopment Commission of its own, the County would oversee such a TIF. Mr. Biggs had desired to attend the meeting to discuss the idea, but Mr. Argerbright had suggested it would be better for the Commission to discuss the interest level first, as well as meeting with the Town, before meeting with the developer.

Mr. Argerbright asked the Commission's thoughts. He felt that Commission would have an obligation for an infrastructure bond, but would not have the utility revenues, and that may not be a good position. Mr. Kessler asked what would the advantage be for the developer to do a TIF. He added that while population growth would be a benefit, he questioned if using a TIF would be the best option. Mr. Boxberger suggested that if the developer could guarantee building a set number of houses per year, a bond could be set using that expected increment. Phasing the development could establish increment early on for expenditures later. Mr. Schrader was ambivalent about the idea. Mr. Wheeler felt that Churubusco stands to gain, and the benefit for the County RDC was not clear.

There was discussion about the required infrastructure for the project. Mr. Argerbright asked if any members would be interested in meeting with Churubusco to talk about terms, expectations, and responsibilities. Mr. Argerbright and Mr. Kessler would meet with the Town; Mr. Bilger would try to arrange the meeting.

MISCELLANEOUS MATTERS

Mr. Bilger stated that Mr. Boxberger reminded him that the Oaths of Office and bonds needed to be signed again for the year. They would be signed after the meeting.

Mr. Buuck provided information on the 300 East lighting situation. There was a discrepancy in the remaining term between the contract in the Commission's file, which appeared that the contract had expired, and REMC's record, which indicated it still had about 40 months left. Mr. Buuck would investigate more.

Mr. Buuck stated that Iotron had changed its name to Sterigenics. The points of contact with the local plant would remain the same.

Mr. Bilger mentioned that the research on properties to acquire yielded the triangle of properties at 100 South/300 East, and other properties appeared to have already been dealt with. He would inform the Commission of any additional documentation if found.

Mr. Argerbright again brought up the idea to have a subcommittee to identify potential sites around the county. Mr. Wheeler volunteered, and Mr. Buuck and Mr. Bilger be involved as well.

Mr. Schrupf suggested that it would also be good to schedule meetings with existing businesses to see if they have any needs that the Commission could aid with.

CLAIMS

Claims were presented for review. Mr. Bilger noted that there was one claim covering two Carson LLP invoices. He questioned one invoice for a \$72.00 expenditure for Iotron bond work done in May. Mr. Boxberger said he was not sure about the expense and that they would write it off.

The remainder of the claim consisted of: Carson LLP, \$3,504.00.

Mr. Schrupf made a motion to approve the claim as corrected. Mr. Schrader seconded; the motion passed, 5-0.


IN THE MATTER OF MINUTES


Minutes for the January 12th meeting were presented for review. Mr. Kessler made a motion to approve the minutes as presented; Mr. Wheeler seconded. The motion passed, 5-0.

Being no further business, Mr. Argerbright declared the meeting adjourned at 8:55 a.m.

**WHITLEY COUNTY
REDEVELOPMENT COMMISSION**

ATTEST:


James Argerbright, President


Michael Schrader, Secretary