

MINUTES
WHITLEY COUNTY REDEVELOPMENT COMMISSION
Tuesday, February 9, 2021

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

Nathan Bilger
Dale Buuck
Mark Cullnane
Cami Hippenhammer
Scott Wagner

GUESTS IN ATTENDANCE

Steve Western

GUESTS ON-LINE/PHONE

Lana Beregszazi

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.

300 EAST REMC LIGHTING CONTRACT

Mr. Buuck provided additional information on the contract with REMC for the lights at 300 East. He was advised that while the contract was dated 2003, billing did not start until 2008. The 15-year contract would still have 25 months remaining on it. He also found out that the buyout price would be \$2,925 (\$117/month times 25).

Mr. Kessler asked if the contract was good enough to show that the Commission was in good standing with paying it as an ongoing expense. Mr. Boxberger stated that he thought it would be acceptable since the contract predates that court decision and is for an actual improvement. Mr. Schrumpf and Schrader stated that the buyout option would be better than paying monthly utility bills. There was a question whether buying out the contract would essentially prepay 25 months of lighting or would result in turning off the lights immediately. Mr. Buuck would look into that and report back.

GATEWAY PARK DRAINAGE UPDATE

Mr. Buuck stated that ERI was finalizing the design for the drainage work. Jim Breckler would be scheduled to present the design to the Commission at an upcoming meeting.

RAIL CONNECT LOT 4

Mr. Buuck had talked with Mike Swinford, who developed the adjacent lot for Indiana Materials Processing. He indicated that the adjacent lot had several areas of black dirt and poor soils that may also be present on Lot 4, so soil testing would be important for identifying its building capacity.

Mr. Buuck presented two quotes for soil testing: GME, \$2700 and Alt & Witzig, \$3480. There was some discussion about the quotes. Mr. Argerbright, Kessler, and Schrader stated they felt soil testing should proceed. Mr. Bilger asked if they would be interested in having the Phase I Environmental done at the

same time, as had been discussed in a previous meeting. The consensus was that the soil testing was most important; the environmental study could be done if requested by the buyer.

Mr. Schrader made a motion to accept the quote for soil testing from GME in the amount of \$2700; Mr. Wheeler seconded. Motion passed, 5-0.

SAILRITE UPDATE

Mr. Boxberger stated that he had been in contact with Sailrite's contractor. He was moving forward with construction plans, and Mr. Boxberger reminded him that for the Commission to pay for any public improvements as an incentive in their expansion project, they would need to be properly bid out.

Mr. Bilger stated that the Development Plan for the expansion had been discussed with the engineer, and he was estimating it could be filed within the week.

LARWILL SEWER PROJECT BID OPENING AND UPDATE

Ms. Beregszazi discussed the bids opened at the previous meeting. She had provided a memo explaining that the base bids were \$129,252 for G&G Excavating, with \$18,452 for the Zumbrun alternate; and \$110,500 for A&B Boring, with \$22,500 for the Zumbrun alternate. She stated that a key difference in the base bids was the electrical connections to the grinder pumps was included in the G&G bid, but she found that it would be an add-on of \$6,500 in the A&B bid. She explained that if the electric connection were not included, the homeowners would have to pay that charge themselves.

Mr. Boxberger stated that to keep the bidding comparable, the Commission should evaluate both bids without the electric connection, then add it as a change order. Ms. Beregszazi stated that removing the electrical connection from G&G itemized bid would result in a price of about \$120,000. There was a brief discussion about whether to include the electric connection or not, with consensus made that it should be included.

Mr. Wheeler made a motion to accept the bid of A&B Boring in the amount of \$110,500, with a change order to add the electrical connection to be made later; Mr. Schrader seconded. Motion passed, 5-0.

Mr. Wagner stated that for Zumbrun not to have to connect, Larwill would need to provide a letter stating that they would not provide a connection. He explained that Zumbrun's minimal septic usage and the expense of crossing SR 5 could be reasons to justify not connecting immediately.

Mr. Argerbright asked if Zumbrun should provide an acknowledgement that he was not desiring a sewer connection and that a future connection would be at his cost. Mr. Boxberger suggested that it wouldn't be necessary for the Commission, but Larwill may want that for their use. Ms. Beregszazi offered to compose an acknowledgement letter. There was discussion about the Commission versus Larwill responsibilities. It was generally felt that if Larwill wanted to require an acknowledgement letter, they should be the ones to request one as part of their waiver letter to the Health Department.

Ms. Beregszazi stated that the Barnes and Jackson easements are signed. Studebaker is awaiting confirmation that Red Star would pay for the septic decommissioning; Mr. Buuck stated that Cody at Red Star would confirm that. Ms. Beregszazi stated that the IDEM construction permit was still outstanding. The goal would be to commence once the IDEM permit was issued, assuming weather was cooperative. Mr. Schrupf stated that the Commissioners had received an approval letter from IDEM for the project, so hopefully that was an indication that the permit was forthcoming.

MISCELLANEOUS MATTERS

The previous week, Mr. Buuck and Boxberger had again discussed with Jerry Busche the projects for the property improvements that could qualify as public improvements.

Mr. Buuck brought up the previously discussed idea to have a subcommittee to identify potential sites around the county. Mr. Argerbright and Wheeler, along with Mr. Buuck and Bilger would be on the subcommittee. Mr. Argerbright asked if Eric from REMC would be on the subcommittee. Mr. Buuck stated that he would speak with Eric to see if he would be able to participate. Mr. Buuck stated that he has received interest from site selectors looking for 30-50 acres of land available for development.

Mr. Argerbright mentioned that the Churubusco TIF discussion was delayed due to scheduling. It had also come to light that two builders had put in offers for the property that was to be the subject of the Housing TIF, so the meeting would be pushed off to see what would happen. It would still be good to meet with the Town in the future.

CLAIMS

Claims were presented for review. The claims consisted of: BCS Management, \$3,762.53 (Invoice 1912); BCS Management, \$1,721.22 (Invoice 1895); ERI, \$2,880.00; Northeastern REMC, \$269.04; and Walker & Associates, \$750.00.

Mr. Bilger noted that the total expenditure for the Larwill project was just under \$39,000, including the BCS claims presented. Mr. Schrupf asked about the total project allocation; Mr. Bilger stated that the expected total budget was about \$100,000, which was exceeded with the project contract just approved. Ms. Western asked about the Commissioner reimbursements for the Larwill project. There was discussion about the Commissioners to request an increase in the appropriation for the project.

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

IN THE MATTER OF MINUTES

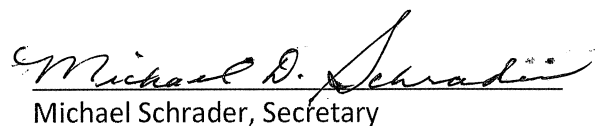
Minutes for the January 26th meeting were presented for review. Mr. Wheeler made a motion to approve the minutes as presented; Mr. Kessler seconded. The motion passed, 5-0.

Being no further business, Mr. Argerbright declared the meeting adjourned at 8:41 a.m.

**WHITLEY COUNTY
REDEVELOPMENT COMMISSION**

ATTEST:


James Argerbright, President


Michael Schrader, Secretary