

MINUTES
WHITLEY COUNTY REDEVELOPMENT COMMISSION

Tuesday, February 23, 2021

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

MEMBERS PRESENT

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

MEMBERS ABSENT

Kim Wheeler

STAFF

Nathan Bilger
Dale Buuck
Mark Cullnane
Tiffany Forrester
Cami Hippenhammer

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.

LARWILL SEWER PROJECT BID OPENING AND UPDATE

Ms. Beregszazi stated that the easement with Red Star had been signed and was presented to the Commission for approval and signature. The easement with Studebaker was scheduled to be signed later in the day, which would be the last easement needed.

She stated that IDEM had expressed a concern about the Town of Larwill's ability to respond to any pump failures since this would be the first grinder pumps in the Town's system. She was working with the Town to establish a response policy. IDEM did not appear to have other issues with the permit, but they were also very slow to respond since the reviewers were working from home.

Ms. Beregszazi also stated that the contractor was working to schedule the project. Depending on the IDEM permit issuance, she was still hopeful for a mid-March start. The below freezing weather for the past few weeks was not cooperative anyway.

Mr. Kessler made a motion to approve the easement with Red Star; Mr. Schrader seconded. Motion passed by roll call vote, 4-0.

Ms. Beregszazi stated that she would pick up the signed easement and record all the documents at once in the next few days.

MISCELLANEOUS MATTERS

Mr. Buuck stated that GME was preparing to do the soil testing for Rail Connect Lot 4 as previously approved and could start as early as the next day. He was expecting to have an interested party come to a Commission meeting to discuss ideas for constructing a shell building on the lot.

Mr. Boxberger and Buuck stated that they were still awaiting any potential projects from Jerry Busche and Sailrite that could be identified as public improvements. Mr. Bilger stated that the Development Plan for Sailrite had not yet been filed.

Mr. Buuck stated that Jim Breckler from ERI would present the Gateway drainage design soon.

Mr. Kessler had spoken with the Town of Churubusco regarding the housing TIF. Granite Ridge had a contract for the property that was previously discussed as being a potential for the housing TIF. The Town and developer would install the infrastructure as normal, without need for the TIF. Mr. Bilger asked if the Commission would still like to meet with the Town in order to be prepared if the question comes up again in the future. Mr. Kessler stated he would ask the Town if they were interested.

Mr. Argerbright expressed that the sites subcommittee should get started soon. Mr. Buuck stated that he has been asked several times about available buildings in the 30-50,000 sq. ft. range. He also stated that Kinder had a remaining lot under option in Park 30 that could be a site for building of that size. Mr. Schrupf stated that he had met with Simon Dragon, who has been in talks with Noble County on doing a spec building as well. That was another indication of the interest in buildings of that size.

Mr. Bilger let the Commission know that the next round of public engagement for the County Comprehensive Plan update would be Saturday, March 13 at the 4-H Center.

Mr. Schrupf announced that the County had just received a \$2.2 million grant from OCRA to bring all county subdivisions up to ADA standards.

Mr. Buuck was to meet with REMC on the question about 300E lighting staying on or not if the contract was bought out. The Commission preferred to buyout the contract to be done and avoid monthly utility bills.

CLAIMS

Claims were presented for review. The claims consisted of: ERI, \$5,700.00; Carson LLP, \$4,182.95; and Star Financial Bank, \$420,845.65 (\$283,342.33 for Series A bond and \$137,503.32 for Series B bond).

Mr. Kessler made a motion to approve the claims as presented. Mr. Schrader seconded; the motion passed by roll call vote, 4-0.


IN THE MATTER OF MINUTES

Minutes for the February 9th meeting were presented for review. Mr. Schrader made a motion to approve the minutes as presented; Mr. Kessler seconded. The motion passed by roll call vote, 4-0.

Being no further business, Mr. Argerbright declared the meeting adjourned at 8:21 a.m.

**WHITLEY COUNTY
REDEVELOPMENT COMMISSION**

ATTEST:


James Argerbright, President

Michael Schrader, Secretary