

MINUTES
WHITLEY COUNTY REDEVELOPMENT COMMISSION
Tuesday, March 30, 2021

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

MEMBERS	PRESENT	ABSENT	STAFF	
Jim Argerbright	X		Nathan Bilger	Cami Hippenhammer
Frank Kessler	X		Mark Cullnane	Dale Buuck (remote)
Michael Schrader	X		Jana Schinbeckler	Tiffany Deakins
George Schrumpf	Electronic		LEGAL COUNSEL	
Kim Wheeler	X		Andy Boxberger	
Jill Western	X		GUESTS ON-LINE/PHONE	
GUESTS IN ATTENDANCE			Lana Beregszazi	
Jim Breckler	Jerry Busche			
Troy Wilcoxson	Steve Western			

CALL TO ORDER

Mr. Argerbright called the special 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 UPDATE

Ms. Beregszazi provided update that Red Star was now planning to purchase the Studebaker property, which would change the location of the pump and would require a new easement.

There was discussion about the submitted invoices from A&B Boring for construction materials ahead of their receipt. Ms. Beregszazi stated that was not a normal situation, but the supplier was asking for upfront payment, possibly due to increased demand. Mr. Argerbright asked if a performance bond was required; Mr. Boxberger stated it was not. Mr. Argerbright asked if this was paid now, what the balance would be; Ms. Beregszazi stated that the rest of the contract amount would be for labor. There was further discussion about the supplier, materials, and funding. Ms. Beregszazi would discuss with the supplier their terms.

Mr. Wheeler asked if Pierceton had yet been contacted about hooking on. Ms. Beregszazi stated that IDEM's issue with maintenance of the grinder pumps had not yet been discussed with them. Mr. Boxberger affirmed that no direct approval from Pierceton was required for the connection since it was to the Larwill system, not to the force main between the towns.

Mr. Schrader made a motion to conditionally approve the invoice based upon the receipt of materials and approval from legal counsel, with Mr. Argerbright or Schrumpf to sign off. Mr. Wheeler seconded. Motion passed by roll call vote, 5-0.

Mr. Kessler made a motion to authorize Mr. Argerbright to sign a revised easement for the new Red Star easement location; Mr. Schrader seconded. Motion passed by roll call vote, 5-0.

GATEWAY DRAINAGE UPDATE

Jim Breckler, ERI, presented details of the design for the Gateway Business Park drainage project. It was found that NIPSCO would need to move a line, which would be several weeks out, so they would be notified as soon as the project was to proceed. He stated that the engineer's estimate of the project would be \$360k using turf stabilization for certain sections or \$450k using riprap instead, or some combination. Mr. Boxberger offered that the bond proceeds could be used for this project.

There was discussion about the easements required. Construction and permanent easements would be expected, including one extending westward from Williams Drive. A question was raised whether the Gateway Owners Association should be expected to maintain this drainage infrastructure, as they have not, or the County Highway Department. Mr. Schrupf suggested the Highway Department could. Mr. Boxberger suggested to assign the Highway Dept. the easements and the Commission would hand off the maintenance obligation to them.

The bid process was discussed. Mr. Boxberger suggested scheduling the bid opening on April 27th. Mr. Breckler stated that bid advertisements could go out the next week, with a pre-bid meeting held via Zoom. Construction would start late summer or fall, with substantial completion by October 15 and final completion by the end of November. Mr. Busche mentioned that he was anticipating moving Impact CNC from the Williams Drive location in the middle of summer, so this project timing would work well. There was a short discussion about potential impact if the project was moved up.

Terms of the contract were discussed. Mr. Boxberger asked about removing liquidated damages from the contract; the consensus was to remove the clause. Mr. Breckler asked about receiving bids on a unit cost or a lump sum. He recommended a unit costs due to some options in the design. The consensus was to use a unit cost. Mr. Breckler also asked about requiring a contingency amount in the bid. Mr. Boxberger suggested that usually a contingency is required for financed projects, but this was not being financed. The consensus was to not require a contingency.

Mr. Breckler outlined the next steps for the project to move forward. The Commission had consensus to proceed with the bidding process.

SAILRITE DEVELOPMENT AGREEMENT

Mr. Boxberger presented the training grant agreement with Sailrite in the amount of \$45,000 that was previously approved in concept by the Commission. Mr. Buuck provided some details and noted that the company has already begun hiring. Mr. Kessler made a motion to approve the training grant agreement with Sailrite in the amount of \$45,000; Mr. Schrupf seconded. Motion passed by roll call vote, 5-0.

IMPACT CNC ECONOMIC DEVELOPMENT AGREEMENT

Mr. Boxberger presented an Economic Development Agreement with Impact CNC to make improvements to the former Coupled Products location on 600E. Improvements could include sprinkler system, abandon an unused wastewater treatment facility, chips pit oil reclamation, parking lot restoration, and/or stormwater drainage upgrades. The total amount of the agreement would be \$345,000, so it would be likely that only some of these improvements could be funded.

Mr. Wilcoxson provided plans for the project and explained various details. Mr. Busche summarized the work as being a \$7.5-8M project, with an expect \$15M investment at buildout. About 100 new employees would be hired. He stated that the 600E location would provide better truck access for the

increased truck volume. After the relocation of Impact CNC, he planned to move PDQ from its current site to the former Impact building on Williams Drive.

Mr. Argerbright thanked Mr. Busche for the investment in the community. He added that the Commission had already made some investment in this project by waiving the second mortgage held with Coupled Products.

Mr. Argerbright suggested the addition of a clawback term to the agreement in case Impact leaves. This was a clause that was needed in the past, and although he did not have concern about Impact CNC, he felt it was important to add some clawback provision. Mr. Boxberger suggested a 20% increment per year over five years. This was agreeable with the Commission and Mr. Busche. Mr. Boxberger asked if the term would apply to the owner or the plant. Mr. Schrumpf suggested that it would apply to the owner, not the facility.

Mr. Kessler made a motion to approve the Economic Development Agreement with Impact CNC in the amount of \$345,000, with the clawback provision added; Mr. Wheeler seconded. Motion passed by roll call vote, 5-0.

IMPACT CNC TRAINING GRANT

Mr. Boxberger presented a training grant request for Impact CNC in the amount of \$45,000. It was noted that no clawback provision would be needed for this as the grant would be paid as reimbursements as employees as trained. Mr. Schrader made a motion to approve the training grant with Impact CNC in the amount of \$45,000; Mr. Kessler seconded. Motion passed by roll call vote, 5-0.

26 ACRE SITE ON 100S

Mr. Wilcoxson provided a sketch plan for the 26-acre site on 100S that showed it being divided into several lots. There was some discussion. Mr. Argerbright noted that the Commission had provided financial assistance to loop the water line along 100S several years ago. He also mentioned that there may be soil borings available for the property from when the County was considering buying it. Mr. Schrumpf asked if WJ Carey would be exclusive builder; Mr. Wilcoxson stated that it was not planned to be exclusive. Mr. Argerbright stated that establishing a set pricing per lot could help in marketing and budgeting. Mr. Wheeler asked if they had any concern about dust coming from the adjacent Triad property; Mr. Wilcoxson replied that they did not. Mr. Schrumpf indicated that the conditions of 100S and 300E would need to be addressed to accommodate more traffic.

REMC LIGHTING INVOICE

Mr. Bilger presented the invoice to buy out the remaining 24 months for the 300E lighting contract in the amount of \$2,808. He stated that it was essentially a prepayment of the term remainder. He also presented the regular monthly utility invoice, which he noted included 300E. Not knowing how the bills overlapped, he suggested to approve both invoices and let REMC to sort out if there was a credit. Mr. Wheeler made a motion to pay both the buy out and regular REMC invoices; Mr. Schrader seconded. Motion passed by roll call vote, 5-0.

Mr. Bilger noted that there were no other claims.

MISCELLANEOUS MATTERS

Mr. Boxberger reminded the Commission about the electronic meeting policy in place if the Governor did not extend the pandemic executive orders. Mr. Bilger stated that he was working to establish electronic meeting rules for the Plan Commissions based on the expected new legislation. There may

be changes necessary based on the legislation. Mr. Cullnane also noted that the automatic payment resolution was contingent upon the pandemic situation, so it would also expire.

Mr. Bilger noted that the Annual Report was being finalized and would be on the next meeting agenda. There were some snags with the Auditor's new accounting software.

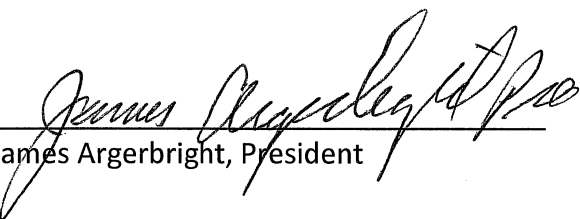
IN THE MATTER OF MINUTES

Minutes for the March 16th meeting were presented for review. Mr. Schrumpf made a motion to approve the minutes as presented; Mr. Wheeler seconded. The motion passed by roll call vote, 4-0-1, with Mr. Schrader abstaining since he was not present at the meeting.

Being no further business, Mr. Argerbright declared the meeting adjourned at 9:29 a.m.

**WHITLEY COUNTY
REDEVELOPMENT COMMISSION**

ATTEST:


James Argerbright, President

Michael Schrader, Secretary