

MINUTES
WHITLEY COUNTY REDEVELOPMENT COMMISSION

Tuesday, July 13, 2021

WHITLEY COUNTY GOVERNMENT CENTER
MEETING ROOM A/B

MEMBERS	PRESENT	ABSENT	STAFF	
Jim Argerbright	X		Nathan Bilger	Dale Buuck
Frank Kessler	X		Cami Hippenhammer	Tiffany Deakins
Michael Schrader	X			Jana Schinbeckler
George Schrupf	X			
Kim Wheeler	X			
Jill Western	X			
GUESTS IN ATTENDANCE			LEGAL COUNSEL	
Zach Kessie		Steve Western	Andy Boxberger	
			GUESTS ON-LINE/PHONE	

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.

LEASE AND PAYMENTS TO MKS

Mr. Boxberger stated that he, Mr. Bilger, and Ms. Schinbeckler had reviewed the payments made to MKS as part of the Wright Medical project. He explained the arrangement of the project as the County Commissioners made a loan of up to \$425,000 to MKS/PB Development in order to provide upfront funds for the development. The Redevelopment Commission agreed to lease the completed public road from MKS for \$425,000 over a period of two years. Those funds would then be used to repay the Commissioners loan. There were questions about when the road was complete, which he said was water under the bridge now. He stated that the Commissioners had already paid \$212,500 to MKS. Per the terms of the agreements, that would leave a \$212,500 payment from the Commissioners to MKS, and \$425,000 from the Redevelopment Commission to MKS, payable over two years, which MKS would pay back to the Commissioners.

As discussed at the previous meeting, the Commission was agreeable to paying a lump sum to finish this project rather than over the two-year term. Mr. Boxberger stated that he had put together an acknowledgement document that the lease would be prepaid as a lump sum, which would be executed by the Commission, Commissioners, and MKS. This would avoid confusion about payments made in the future.

Mr. Boxberger stated that since the Commission had already approved the prepayment, so additional approval would not be necessary for this document. Mr. Schrupf asked about any claims needed going to or from any of the parties. Ms. Schinbeckler and Mr. Boxberger discussed the needed documentation with the Commission. They would work together to complete the proper claims and draw requests.

Mr. Argerbright asked for a motion to approve the formal prepayment agreement. Mr. Kessler made a motion to approve the prepayment to PB Development, contingent on the Commissioners paying the remainder of their loan funds; Mr. Schrader seconded. Motion passed by roll call vote, 5-0. Mr. Bilger asked Mr. Kessie if he was okay with the steps needing to be taken; Mr. Kessie confirmed that he was.

MISCELLANEOUS MATTERS

Mr. Buuck provided an update on Larwill sewer status. He stated that Lana Beregszazi had been working with the Jacksons to resolve their concerns. Red Star's connection was due to be made that morning. He stated it took longer than expected, but it was now nearly done. Mr. Argerbright asked Mr. Buuck if REMC could help in moving the meter base. Mr. Buuck would look into it.

Chromasource received a large contract, which they had been anticipating for some time. Mr. Buuck said the new contract would warrant an investment of \$500,000 to \$750,000 in equipment. He said that if aid was requested, he did not know if the Commission could aid in the equipment, so a tax abatement could be the better method. He would work with the company.

Mr. Buuck stated that the subcommittee would convene soon to evaluate additional development properties. He said there was a lot of interest in 25-40 acre sites.

Mr. Bilger stated that TAPS Salvage & Sails, located in the Larwill TIF area, was pursuing a rezoning request to allow for a facility expansion. The rezoning would be coming the next month, with the actual construction to begin later in the year.

Mr. Boxberger asked if the drainage problem at Whetstone Electric had been resolved. Mr. Schrupf stated that he thought the Highway Department had addressed it, but he was not sure.

Mr. Buuck stated that there was an issue with NIPSCO in the Gateway drainage project, but it appears to have been resolved without causing delay.

Mr. Boxberger stated that the Iotron (Sterigenics) bond was set to close by the end of the month. He stated that both the President and Secretary would need to be available for signing the document.

IN THE MATTER OF MINUTES

Minutes for the June 29th meeting were not yet completed.

CLAIMS

Claims were presented for review. The claims consisted of:

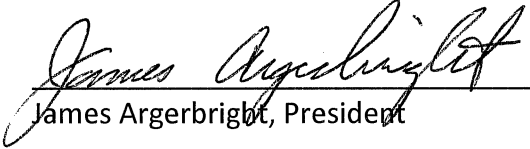
Michael Schrader	\$375.00	(Board member stipend)
Frank Kessler	\$450.00	(Board member stipend)
Engineering Resources, Inc.	\$2,400.00	(Gateway drainage project)
Whitley County EDC	\$8,000.00	(Quarterly payment)

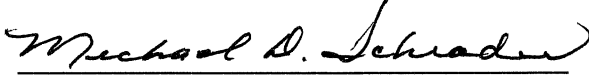
Mr. Schrader made a motion to approve the claims as presented; Mr. Wheeler seconded. The motion passed by roll call vote, 5-0.

Being no further business, Mr. Argerbright declared the meeting adjourned at 8:20 a.m.

**WHITLEY COUNTY
REDEVELOPMENT COMMISSION**

ATTEST:


James Argerbright, President


Michael Schrader, Secretary