

**MINUTES**  
**WHITLEY COUNTY REDEVELOPMENT COMMISSION**  
**Tuesday, August 24, 2021**

**WHITLEY COUNTY GOVERNMENT CENTER**  
**1<sup>st</sup> FLOOR-COMMISSIONERS/COUNCIL MEETING ROOM**

<b>MEMBERS</b>	<b>PRESENT</b>	<b>ABSENT</b>	<b>STAFF</b>	
Jim Argerbright	X		Nathan Bilger	Dale Buuck
Frank Kessler	X		Cami Hippenhammer	Tiffany Deakins
Michael Schrader	X		Scott Wagner	
George Schrumpf	X			
Kim Wheeler	X			
Jill Western	X			
<b>GUESTS IN ATTENDANCE</b>			<b>LEGAL COUNSEL</b>	
Phil McFarren	Tim Kumpfer		Andy Boxberger	
			<b>GUESTS ON-LINE/PHONE</b>	

**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.

**STERIGENICS/SOTERA (IOTRON) BOND**

Mr. Boxberger explained the status of the bond and reminded the Commission that they had only pledged TIF funds toward the repayment of the bond. The Economic Development Commission would be issuing the bond. There was discussion about the membership of that commission. Mr. Boxberger stated that there were two certificates for the Commission President and Secretary to sign: one documenting the approval to pledge TIF funds and one documenting the organization of the Commission. Since these certificates were documentation of previously approved actions, no further approval was necessary, but Mr. Boxberger stated that a formal approval would not be detrimental.

Mr. Kessler made a motion to approve the certificates; Mr. Schrader seconded. Motion passed by roll call vote, 5-0.

**LARWILL SEWER MATTER**

Phil McFarren, owner of A&B Boring, was present to discuss the status of releasing the remaining funds for his company's work on the Larwill sewer project. He explained that he had understood that the funds were being held until everything was backfilled, which it had been.

Mr. Wheeler asked if the electric had been connected. Mr. McFarren stated that the electrician was separate from his part of the project and that BCS had managed the electrician's work. Mr. Argerbright asked about the status of closing the septic systems; Mr. McFarren stated that was also handled by another company.

Mr. Buuck stated that he understood the retainage for A&B was being held for yard restoration. Mr. McFarren said that the restoration could be finished soon; he had been informed that it was just backfilling that had to be completed. There was some discussion about the outstanding parts of the project, and Mr. Argerbright suggested that BCS needs to get things finished up. Mr. Wheeler stated

that closing the septic systems was another contractor but asked if A&B was to do the yard restoration for that as well. Mr. McFarren stated that they were, but they could do that separately after the systems were abandoned rather than waiting to do it all at once.

There was further discussion about the project and the timing of A&B to finish the yard restoration work. Mr. McFarren stated that they would have the current restoration completed prior to the next Commission meeting on the 14<sup>th</sup>. The consensus of the Commission was that they could release the retainage if A&B completed the restoration by that meeting.

### **MISCELLANEOUS MATTERS**

Mr. Buuck provided updates. He stated that the bid opening for the next Impact CNC projects was scheduled for the September 14<sup>th</sup> Commission meeting. Additionally, he was working on a possible shell building location. He reminded the Commission that there would be a development site committee meeting following the Commission meeting.

Mr. Argerbright asked about the status of the Gateway Drainage. Mr. Buuck stated that it was held up with NIPSCO, but the issue with Mediacomm had been resolved.

Mr. Bilger stated that he had contacted REMC and removed the Commission from the Rail Connect streetlights account as of August 20. Mr. Kessler had notified the Association to transfer it to their name.

Mr. Bilger stated that Mark Cullnane's last day would be Friday the 27<sup>th</sup>, and he conveyed Mark's appreciation for working with the Commission the past two years. The Commission also expressed appreciation for his efforts and wished him well with his next endeavor.

### **CLAIMS**

Claims were presented for review. The claims consisted of:

Carson LLP	\$2,092.00	
Star Financial	\$199,996.17	(Series A bond)
Star Financial	\$98,841.77	(Series B bond)

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

### **IN THE MATTER OF MINUTES**

Minutes for the July 13<sup>th</sup> and August 10<sup>th</sup> meetings were presented for consideration.

Mr. Schrader made a motion to approve the July 13<sup>th</sup> minutes as presented; Mr. Kessler seconded. Motion passed by roll call vote, 5-0.

Mr. Wheeler made a motion to approve the August 10<sup>th</sup> minutes as presented; Mr. Schrupf seconded. Motion passed by roll call vote, 5-0.

Being no further business, Mr. Argerbright declared the meeting adjourned at 8:22 a.m.

**WHITLEY COUNTY  
REDEVELOPMENT COMMISSION**

**ATTEST:**

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James Argerbright, President

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Michael Schrader, Secretary