

**MINUTES**  
**WHITLEY COUNTY REDEVELOPMENT COMMISSION**  
**Tuesday, December 28, 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	Scott Wagner
Frank Kessler	X		Brent Bockelman	Tiffany Deakins
Michael Schrader	X		Cami Hippenhammer	Tamela Tincher
George Schrupf	X			
Kim Wheeler	X			
Jill Western	X			
<b>GUESTS IN ATTENDANCE</b>			<b>LEGAL COUNSEL</b>	
Steve Western			Andy Boxberger (Electronic)	
			<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.

**LARWILL SEWER UPDATE**

Mr. Buuck stated that he had received a text from Ms. Beregszazi that stated that she had a conflict and would not be able to attend the meeting.

Mr. Wagner provided updates on the contractor quotes. He had taken contractors out to the site and had not received quotes back yet.

Mr. Argerbright stated that he had not heard back from Ms. Beregszazi concerning A&B boring or the billing issues discussed at their previous meeting. He hoped to have information for the January meeting.

Mr. Bilger stated that Mr. Boxberger was attending electronically and asked him about the results of the easement research. Mr. Boxberger stated that the recorded easements were very broad and that connections would be able to be completed without further permission from the homeowner. However, there would be difficulty without cooperation from the property owner.

Mr. Argerbright stated that permission was granted by the property owners to the north.

Mr. Bilger asked if action needed to be taken on the project contractor quotes. Mr. Boxberger clarified that three quotes were not required to be received, as long as three quotes had been solicited.

Mr. Wagner confirmed that he had solicited three quotes on electrical and sewer.

Mr. Wheeler discussed the quotes and asked if Mrs. Jackson was still residing at the home.

Mr. Wagner stated that Mrs. Jackson was in Florida, and no one was at the house. He had spoken with Rex Gradeless, the power of attorney, and he was okay with the work if it was approved by Dr. Gradeless. Dr. Gradeless had stated that he did not want the meter on their property and was prepared to go to court.

Mr. Wheeler said it was his opinion that waiting will not help. He suggested accepting the bids that we have received.

Mr. Argerbright stated that with the solicitation of bids, time should be given for them to be submitted by the contractors. He stated that if the bids were not in by the next meeting, then action could be taken.

**GATEWAY PARK DRAINAGE UPDATE**

Mr. Buuck gave an update on the project, and it was almost complete.

**MISCELLANEOUS MATTERS**

Mr. Buuck stated that he anticipated having a letter of intent for purchasing the remaining two lots in Rail Connect but had not yet received it. Mr. Boxberger discussed appraisals would be needed for [Lot 502] before it could move forward.

Mr. Buuck asked permission from the Commission to get started on the process of appraisal.

Mr. Kessler made a motion to have Mr. Buuck work to get an appraisal done on the large parcel in Rail Connect [Lot 502]. Mr. Schrader seconded. Motion passed unanimously by roll call vote, 5-0.

Mr. Argerbright asked Mr. Boxberger about the CTE project for Smith-Green and if the research showed that it could be done. Mr. Boxberger confirmed that the training dollars could be done, and he was ready to act. Mr. Argerbright stated that the consensus of the Commission was to move forward.

Mr. Boxberger said he could have a resolution for the next meeting.

Mr. Bilger stated that a resolution and contract with the school corporation with terms and stipulations would be needed. Mr. Kessler and Mr. Schrader will work with Mr. Boxberger on the resolution and contract.

**CLAIMS**

Claims were presented for review. The claims consisted of:

Pulver asphalt	\$122,000	<i>Impact CNC</i>
Indiana Fire Sprinkler	\$21,150	<i>Sailrite</i>
Chromasource	\$20,000	<i>Training grant</i>

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

**IN THE MATTER OF MINUTES**

Minutes for the December 14<sup>th</sup> meeting were presented for consideration. Mr. Kessler made a motion to approve the minutes as written. Mr. Schrader seconded the motion. Motion passed by roll call vote, 5-0.

Mr. Argerbright discussed the past year. He stated that it was a good year. He said that we have a great chance for progress in the future. Visits are needed to the businesses that have made the investments and updates in our area. In the upcoming year, continued momentum is needed. He said continued contact with the existing businesses and potential companies is vital to growth and show the pride of the community.

Mr. Schrumpf stated that he would be leaving the board and Chad Banks would replace him in 2022. He asked if he could be involved in, and a part of, the visits in the future. He stated how proud he was to serve on this board and his hope to continue to be involved as much as possible.

Mr. Argerbright thanked Mr. Schrumpf for his service on the Board and invited him to be involved in the future. He also thanked the staff for their involvement and contributions.

With there being no further business, Mr. Argerbright declared the meeting adjourned at 8:36 a.m.

**WHITLEY COUNTY  
REDEVELOPMENT COMMISSION**

**ATTEST:**

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James Argerbright, President

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Michael Schrader, Secretary