

MINUTES
WHITLEY COUNTY REDEVELOPMENT COMMISSION
Wednesday, February 22, 2022

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

MEMBERS	PRESENT	ABSENT	STAFF	
Jim Argerbright	X		Nathan Bilger	Scott Wagner
Chad Banks	X		Brent Bockelman	Tiffany Deakins
Frank Kessler	X		Cami Hippenhammer	Dale Buuck
Michael Schrader	X		LEGAL COUNSEL	
Kim Wheeler	X		Andy Boxberger	
Jill Western		X	GUESTS ON-LINE/PHONE	
GUESTS IN ATTENDANCE				

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. Argerbright discussed the Larwill sewer project and stated that, due to weather and the Jackson property situation, completion of the project was on hold for now.

CTE TRAINING FOR SMITH-GREEN COMMUNITY SCHOOLS

Mr. Boxberger gave an update on the educational training resolution and contract with the school system including obligations. He stated Mr. Buuck was working with the school to get the contract signed.

100 SOUTH PROPERTY

Mr. Buuck discussed the possible sale and development of the property. He stated that they may be approaching Commission for assistance with infrastructure. He stated that he may have a proposal to present soon. Discussion was made regarding the sewer and jurisdictions involved in that area. Mr. Boxberger discussed annexation and possibilities of that property. Mr. Bilger mentioned that a decision needed to be made regarding the actual area served with the sewer and when in the process to address that concern. Mr. Buuck and Mr. Bilger decided it would be best to get a head start and begin working on the sewer portion immediately. Mr. Kessler discussed being forward looking into future development in that area concerning layout and lot sizes.

Mr. Buuck discussed the area west of Rail Connect. He stated that a developer is interested in acreage there and in the early stages of a project extending west from the cul-de-sac. He also stated that the Property owner was willing to sell or land swap.

SCHEDULING OF BUSINESS VISITS.

Mr. Bilger discussed a possible business visit to Sailrite that he had been coordinating with EDC for scheduling. Mr. Buuck stated that the date had been set for March 18th to visit the Sailrite facility. Timing of the visit will be determined later.

MISCELLANEOUS MATTERS

Mr. Buuck discussed someone showing interest in a narrow acre lot near Viking on business 30. They are interested in putting up around a 10,000 sq. ft. building with a dozen employees or so. His question was dealing with water retention. Mr. Bilger confirmed the need for water retention with it not being a developed site. Mr. Buuck stated there may be a request for assistance with public improvement.

Mr. Argerbright stated for the record that Mr. Schrader was now in attendance.

Mr. Wagner stated that if dealing with the sewer in the 100 South area, consideration of Gateway East may be looked at due to drainage issues. This would involve working with the City Municipality.

CLAIMS

Claims were presented for review. The claims consisted of:

Star Insurance	\$202,565	<i>16787131 Series A Loan pmt.</i>
Star insurance	\$94,091.96	<i>16787134 Series B Loan pmt.</i>
Pulver Asphalt	\$76,900	<i>Impact CNC project</i>
Carson LLP	\$1,200	<i>January Services</i>

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

IN THE MATTER OF MINUTES

Minutes for the February 9th, 2022, meeting were presented for consideration. Mr. Schrader made a motion to approve the minutes as presented. Mr. Kessler seconded the motion. Motion passed with a vote of 4-0 with Mr. Wheeler abstaining.

With there being no further business, Mr. Argerbright declared the meeting adjourned at 8:22 A.M.

WHITLEY COUNTY

REDEVELOPMENT COMMISSION

ATTEST:

James Argerbright, President

Michael Schrader, Secretary