

MINUTES
WHITLEY COUNTY REDEVELOPMENT COMMISSION
Wednesday, March 15, 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	
Michael Schrader	X			
Kim Wheeler	X			
Jill Western	X			
GUESTS IN ATTENDANCE			LEGAL COUNSEL	
Troy Wilcoxson	Chip Hill		Andy Boxberger	
Roberta Davis				
GUESTS ON-LINE/PHONE			Dale Buuck	

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. Mr. Wheeler gave a status update for Mr. Banks.

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. Mr. Boxberger discussed the contract agreement that was already approved. The agreement needed to be signed by the commission and the school.

100 SOUTH PROPERTY

Mr. Wilcoxson discussed the possible development of the property. He stated that the Rogers Companies are interested in purchasing the property and Roberta Davis was in attendance from that company. He asked if there could be a commitment from the Commission for sharing engineering cost and incentives available for investment. There was discussion regarding the surrounding properties that could be additional phases of development. He was hoping to get some sort of commitment from the Commission for assistance.

Mr. Argerbright discussed the project and possible sewer extension. Chip Hill discussed the City's involvement in the project.

Mr. Wilcoxson stated that his group was ready to move forward with the development to create much needed new development area in the county. Mr. Bilger displayed aerial views of the area and described the possible utilities needed for the project. He and Mr. Hill discussed the sewer plan, and

Mr. Wagner suggested the inclusion of serving Gateway East if the sewer were to be extended westward along 100 South.

Mr. Kessler asked what kind of uses would be served. Mr. Wilcoxson explained that it would be designed for light manufacturing and warehousing. He discussed possibly running a stub road that could allow for further expansion. He again stated that the demand for sites of this size in the area. Mr. Argerbright stated that research will need to be done before a dollar amount could be determined. Public improvement assistance was discussed. Mr. Kessler asked if engineering costs have been determined. Mr. Wilcoxson stated that he did have costs from some time ago, but he would be asking for updated quotes. Road upgrades were discussed. Mr. Schrader made a motion for the Commission to commit to cost share in the project, but the exact terms would be determined pending cost numbers. The motion was seconded by Mr. Wheeler. Mr. Banks asked for clarification; Mr. Argerbright and Mr. Wilcoxson summarized the details. The motion passed with a vote of 5-0.

SCHEDULING OF BUSINESS VISITS.

Mr. Bilger and Mr. Buuck discussed the visit to Impact CNC set for 10:00 A.M. on March 18th at their 600 East facility. There was discussion about who would be attending. Mr. Boxberger confirmed that site visits did not have not a limitation on the number of members attending.

MISCELLANEOUS MATTERS

Mr. Wagner discussed the recent downturn in COVID-19 numbers.

Mr. Bilger mentioned that the 2021 Annual Report would need to be approved by April 15.

CLAIMS

Claims were presented for review. The claims consisted of:

Brooks Construction	\$52,880.00	<i>Sailrite parking</i>
Carson LLP	\$840.00	<i>February legal services</i>

Mr. Bilger reminded the Commission of the outstanding BCS Management claims that were being held. Mr. Banks made a motion to approve the claims as presented. Mr. Wheeler seconded the motion. The motion passed, 5-0.

IN THE MATTER OF MINUTES

Minutes for the February 22nd, 2022, meeting were presented for consideration. Mr. Argerbright noted that the name in the claims be changed to state “Star” instead of “Star Insurance”. Mr. Schrader made a motion to approve the minutes with the correction. Mr. Kessler seconded the motion. Motion passed with a vote of 5-0.

With there being no further business, Mr. Argerbright declared the meeting adjourned at 8:34 A.M.

**WHITLEY COUNTY
REDEVELOPMENT COMMISSION**

ATTEST:

James Argerbright, President

Michael Schrader, Secretary