

**MINUTES**  
**WHITLEY COUNTY REDEVELOPMENT COMMISSION**  
**Wednesday, April 12, 2022**

**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
Chad Banks	X		Brent Bockelman	Tiffany Deakins
Frank Kessler	X		Cami Hippenhammer	
Michael Schrader	X			
Kim Wheeler	X			
Jill Western	X			
<b>GUESTS IN ATTENDANCE</b>			<b>LEGAL COUNSEL</b>	
Troy Wilcoxson	Chip Hill		Andy Boxberger	
			<b>GUESTS ON-LINE/PHONE</b>	
			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.

**REVIEW AND APPROVAL OF 2021 ANNUAL REPORT**

Mr. Bilger presented the 2021 annual report. He highlighted projects completed in the year and went over the financial summaries. He noted that the year-end balance was now expanded to show the balances in each TIF fund as well as remaining bond proceeds, which would give a more detailed description of the revenue contributions from the different sources. The Commission discussed the report.

Ms. Western asked if the residential properties' AV contributed to the TIF or not. Mr. Bilger stated that the Union TIF was a legacy TIF and so the residential properties' increment should be captured. Ms. Western expressed displeasure that the school system was not receiving all of the residential assessed value. Mr. Bilger suggested that could be discussed as part of the annual determination for 2023 or other ideas might be possible if the Commission desired.

A motion was made by Mr. Banks to approve the annual report for 2021. The motion was seconded by Mr. Kessler. The motion passed with a vote of 5-0.

**100 SOUTH PROPERTY**

Mr. Buuck gave an update on the progress of the property on 100 South. Mr. Wilcoxson presented to the Commission. He described the plans, including infrastructure, and engineering. He provided a proposal that included prices from two companies for on-site and off-site work. Mr. Buuck explained that this engineering work would assist in determining infrastructure needs and water detention needs for the development area. He stated that it would be advantageous to move forward and expedite the process. Mr. Argerbright discussed other properties in this area and future possibilities of growth there. He stated the importance of keeping the city involved in the process.

Mr. Argerbright asked for clarification that Mr. Wilcoxson was asking for approximately \$17,750. Mr. Argerbright asked if an agreement would need to be drawn up for this. Mr. Boxberger confirmed that there would need to be an agreement written.

Mr. Schrader made a motion to move forward with an agreement for the proposed \$17,750. The motion was seconded by Mr. Kessler. The motion passed with a vote of 5-0.

Mr. Wilcoxson discussed plans on constructing a 30,000 sq. ft. building on the site described.

### **LARWILL SEWER UPDATE**

Mr. Argerbright discussed the Larwill sewer project and a meeting that was held to discuss billing of the work done. He mentioned that a dumpster had been removed. He stated that decision needs to be made on the two north properties. Mr. Bilger stated the clarification had been made on A&B Boring's responsibilities and connection from the house to the grinder pumps were not part of the project. The only work needed to be done in the scope of the project for A&B Boring's responsibility would be the reestablishment of lawn. Therefore, the release of the retainage last year was not premature.

Discussion was made on the connection between the house and the grinder. Mr. Argerbright asked Mr. Boxberger for direction on what can and can't be done. Mr. Boxberger explained the authority and responsibility for sewer connections. Mr. Wagner discussed the health departments requirements. Discussion was made on sending another notification before turning over to Whitley County Health Department with a specific deadline of response. A decision timeline was given of 30 days. If decided to move forward in that timeframe, the connection cost would be paid for by the Commission. After that timeframe, the financial responsibility would be placed back to the homeowner.

Mr. Wheeler made a motion to draw up a notification to be sent to the property owners, with the timeline set in the ordinance, to decide on the sewer connection. Motion was seconded by Mr. Banks. Motion passed with a vote of 5-0.

Ms. Western asked about the TIF area in Larwill and the timeframe of money going into the fund. Mr. Bilger explained that Larwill situation and that the expected increase in assessed value due to Red Star should be seen in 2023.

### **SCHEDULING OF BUSINESS VISITS**

Mr. Banks discussed the visit to Impact CNC and provided a recap of the visit and explained the growth that is still planned for the facility including new employment positions. There was discussion about setting up the next visit that will be at Sailrite.

### **MISCELLANEOUS MATTERS**

Mr. Bilger discussed the INDOT streamlined environmental study for the Highway 30 corridor. They have requested information on any of the upcoming projects within three miles of the highway. He stated that he would be working on the report to send into INDOT.

Mr. Buuck discussed the appraisal on the Rail Connect lot. He stated that American Landmaster is desperately in need of a facility and is working with them to find temporary storage. He is hoping to have more information at the next meeting.

Mr. Bilger Stated that the educational agreement with Smith Green School had been signed by all parties.

**CLAIMS**

There were no claims were presented for review.

**IN THE MATTER OF MINUTES**

Minutes for the March 15, 2022, meeting were presented for consideration. Mr. Schrader made a motion to approve the minutes as presented. Mr. Banks seconded the motion. Motion passed with a vote of 5-0.

With there being no further business, Mr. Argerbright declared the meeting adjourned at 8:47 A.M.

**WHITLEY COUNTY  
REDEVELOPMENT COMMISSION**

**ATTEST:**

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James Argerbright, President

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Michael Schrader, Secretary