

MINUTES
WHITLEY COUNTY REDEVELOPMENT COMMISSION
Tuesday, October 11, 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 | Tamela Tincher |
| Frank Kessler | X | | Cami Hippenhammer | Dale Buuck |
| Michael Schrader | X | | Tiffany Deakins | Brad Allen |
| Kim Wheeler | X | | LEGAL COUNSEL | |
| Jill Western | | X | | |
| GUESTS IN ATTENDANCE | | | GUESTS ON-LINE/PHONE | |
| Madalyn Sade-Bartl | | | | |
| Lisa Fensler | | | | |

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.

CHURUBUSCO TIF

Madalyn Sade-Bartl provided information regarding the residential TIF area that the Churubusco RDC is looking to establish. She stated that the subject area is pending annexation, but they would like to establish a TIF before annexation could be completed. The parcels involved were displayed for the Commission to reference, and Mr. Kessler discussed the area that would be involved. Mr. Bilger stated that this would be the first housing TIF in Whitley County and discussed the qualification criteria. Mr. Banks made a motion to approve Resolution 2022-03. Seconded by Mr. Schrader. Discussion was made about the sewer and water supply. Motion passed by a vote of 5-0.

RAIL CONNECT PROPERTY UPDATE

Mr. Buuck stated that notices of sale should be ready to publish soon. This would need to be published two consecutive weeks in two publications. He stated that American Landmaster is very eager to get started on the project. Discussion was made about the survey and appraisals that had been done. Mr. Buuck stated that one of the appraisals came in with a negative value due to the work that would need to be done to the land. The offers received should be ready to open at the next meeting.

BUSCHE PROJECT UPDATE

Mr. Buuck stated that the city was signing the agreement for engineering soon with Wessler engineering for the project. He stated that he was still working on any possible grants that might be able to assist with the cost of the project. He stated it was highly unlikely due to the unemployment and income levels.

MISCELLANEOUS MATTERS

Mr. Buuck discussed information from Bercot Construction regarding the gateway project and stated that it should still be coming in under budget.

Mr. Argerbright discussed a property at the corner of U.S. 30 and 300 East. He stated that the pricing had dropped on the property and could be beneficial for expansion of the project

Mr. Bilger introduced Bradley Allen as the new County Engineer.

CLAIMS

Claims were presented for review. The claims consisted of:

| | | |
|---------------------|-------------|--|
| Whitley County EDC | \$10,000.00 | <i>Services, 3rd quarter 2022</i> |
| Zacher Company | \$3,000.00 | <i>Rail Connect appraisal</i> |
| Walker & Associates | \$850.00 | <i>Rail Connect surveys</i> |

Mr. Kessler made a motion to approve the claims as presented. Mr. Banks seconded. Motion passed by a vote of 5-0.

MINUTES

Discussion was made about approving the minutes for the previous meeting. Mr. Banks made a motion to approve the minutes of September 27, 2022 as presented. Mr. Wheeler seconded. Minutes were approved by a vote of 5-0.

With there being no further business, Mr. Argerbright declared the meeting adjourned at 8:19 A.M.

**WHITLEY COUNTY
REDEVELOPMENT COMMISSION**

ATTEST:

James Argerbright, President

Michael Schrader, Secretary