

MINUTES
WHITLEY COUNTY REDEVELOPMENT COMMISSION
Tuesday, November 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	Tamela Tincher
Frank Kessler	X		Cami Hippenhammer	Brad Allen
Michael Schrader	X		Tiffany Deakins	Ardonna Angel
Kim Wheeler	X		LEGAL COUNSEL	
Jill Western		X	Andy Boxberger	
GUESTS IN ATTENDANCE			GUESTS ON-LINE/PHONE	

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.

AMENDED DECLARATORY RESOLUTIONS FOR ECONOMIC AREA #1 AND ECONOMIC AREA #2

Mr. Boxberger explained the resolutions and amendments. The changes would provide more specificity of what TIF funds may be spent on. He stated that once the Resolutions go to the Plan Commission and Commissioners, it would come back to the Commission for public hearing and then adoption of Confirmatory Resolutions.

Mr. Argerbright asked for any questions on the Resolutions. Mr. Schrader made a motion to approve Resolution 2022-04, related to Economic Development Area #1. Seconded by Mr. Wheeler. Motion passed 4-1 by roll call vote, with Mr. Kessler voting against. Mr. Banks made a motion to approve Resolution 2022-05, related to Economic Development Area #2. Mr. Wheeler seconded the motion. Motion passed 4-1 by roll call vote, with Mr. Kessler voting against.

BUSCHE PROJECT/ 100S UPDATE

Mr. Bilger discussed a meeting with Wessler Engineering and Chip Hill. He explained they set design parameters, possible areas to serve in the future, and other preliminary details. He stated that design was planned to be done by March or April, so bidding and construction could occur over summer. The plan was to design for expansion of service area to the west and north. Mr. Bilger also discussed conversations with Jon Gotz and Brad Allen regarding drainage on the property and surrounding properties.

Mr. Argerbright discussed agreements with the City of Columbia City regarding the RDC financing the project. In summary, the City would repay their portion of the project over 10 years, with final balloon payments in years 9 and 10. It was stated that Mr. Boxberger was working on an agreement between the Commission and Columbia City.

Mr. Bilger stated that Matt Shipman was working on documentation from the Regional Sewer District. He also stated that easement and right of way would need to be acquired for sanitary sewer and drainage from the Lamle family. The possible area for a lift station was discussed.

RAIL CONNECT LOT SALE UPDATE

Mr. Boxberger stated that documents were sent and ready to sign. Mr. Argerbright will be meeting with Mr. Boxberger after the meeting to sign his part of the agreement.

CLAIMS

Claims were presented for review. The claims consisted of:

Carson LLP \$2,616.00 *Services, October*

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

MINUTES

The minutes for the previous meeting of November 1, 2022, were not yet finished and will be reviewed at the next meeting.

Mr. Wagner gave a brief update regarding Covid and the Flu.

With there being no further business, Mr. Argerbright declared the meeting adjourned at 8:20 A.M.

**WHITLEY COUNTY
REDEVELOPMENT COMMISSION**

ATTEST:

James Argerbright, President

Michael Schrader, Secretary