

**MINUTES**  
**WHITLEY COUNTY REDEVELOPMENT COMMISSION**  
**Tuesday, December 13, 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             | Tamela Tincher |
| Frank Kessler               | X              |               | Cami Hippenhammer           | Brad Allen     |
| Michael Schrader            | X              |               | Tiffany Deakins             |                |
| Kim Wheeler                 | X              |               | <b>LEGAL COUNSEL</b>        |                |
| Jill Western                | X              |               | Andy Boxberger              |                |
| <b>GUESTS IN ATTENDANCE</b> |                |               | <b>GUESTS ON-LINE/PHONE</b> |                |

**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.

**PUBLIC HEARING ON AMENDED DECLARATORY RESOLUTIONS FOR ECONOMIC DEVELOPMENT AREAS #1 AND #2**

Mr. Boxberger explained the purpose of the public hearing on the proposed amended Declaratory Resolutions and Economic Development Plans. He stated that the amendments had been reviewed by the Plan Commission and Commissioners and these hearings were the opportunity for any additional input from the public.

Mr. Argerbright opened the public hearings for both proposed amendments. Hearing no one, he then closed the public hearings.

**CONFIRMATORY RESOLUTIONS FOR THE AMENDED DECLARATORY RESOLUTIONS FOR ECONOMIC DEVELOPMENT AREAS #1 AND #2**

Mr. Boxberger explained the next step would be to adopt Confirmatory Resolutions for each amendment. Mr. Argerbright asked for a motion, but Mr. Kessler requested discussion first. Mr. Kessler stated that he was still against the purpose for which these amendments were being made, specifically the funding of the new jail. He felt that this was an inappropriate use of funds and not in line with the requirements of the state code. He thought the existing wording had been sufficient to achieve many economic development projects over many years, so there wasn't need for these amendments. Mr. Argerbright thanked Mr. Kessler for the thoughts.

Mr. Argerbright called for a motion. Mr. Schrader made a motion to approve Resolution 2022-06, Confirmatory Resolution for the amended declaratory resolution for economic development area #1 and Resolution 2022-07, Confirmatory Resolution for the amended declaratory resolution for economic development area #2. Mr. Banks seconded the motion. Motion passed, 4-1, with Mr. Kessler voting against.

**RESOLUTION AUTHORIZING THE SALE AND DISPOSITION OF PROPERTY**

Mr. Boxberger stated that this resolution was to authorize the sale of the two lots in Rail Connect to Ambassador and to authorize Mr. Argerbright to sign the closing documents. He stated that the closing would be scheduled before the end of the year. Ms. Western asked if this sale would end the Commission’s involvement in Rail Connect. Mr. Buuck stated these were the last lots that the Commission owned. Mr. Bilger added that the Commission would still retain the 100’ strip for future right-of-way to the west, which would still make them part of the owner’s association.

Mr. Kessler made a motion to approve Resolution 2022-08, Authorizing the sale and disposition of the Rail Connect property and Mr. Argerbright to sign documents. Mr. Banks seconded the motion. Motion passed, 5-0.

**UPDATE ON BUSCHE PROJECT**

Mr. Buuck stated that he, Mr. Argerbright, and Mr. Bilger met with Rogers Markets, the owner of the property, on December 1 to go over their plans and expectations. He stated that the planned timeline for the project should work with their construction timeline. He added that they were interested in pursuing additional incentive ideas, such as reimbursement of carrying costs. Mr. Buuck stated that he replied those could be considered but previous similar deals were a profit sharing or had some other benefit to the Commission, which they understood. Mr. Argerbright stated that tax abatements might be part of the discussion. Mr. Buuck affirmed that they might be, though other incentives would be preferable. If they were used, it would need to be clearly stated whether the developer or tenant would receive abatement.

Mr. Bilger stated that the Development Plan for the site had been approved as of December 12, and the architectural plans had been submitted for state review as of that morning. He stated that the next meeting with Wessler on the sewer design was being scheduled for the beginning of January to go over the 60% design. He felt that was still on the planned schedule. Mr. Buuck reminded everyone that this project had already been submitted for several site selection inquiries. One selector had visited the site on Friday.

**COMMISSION MEMBER REAPPOINTMENTS**

Mr. Bilger explained this item was a reminder that the Commissioners and County Council would need to appoint members for 2023 since they were annual appointments. Mr. Boxberger asked Ms. Western if she needed to be appointed for 2023 since the school board representative was a two-year term. She stated that she thought it was an annual determination by the school board. There was a brief discussion about the process for appointment. It was felt that the school board appointment should be formalized for the upcoming term.

**MISCELLANEOUS MATTERS**

There were no miscellaneous matters discussed.

**CLAIMS**

Claims were presented for review. The claims consisted of:

|                 |            |   |
|-----------------|------------|---|
| Carson LLP      | \$6,120.00 | <i>Services, November</i>                           |
| Column Software | \$43.00    | <i>Legal ad for public hearing, Post &amp; Mail</i> |
| Column Software | \$43.12    | <i>Legal ad for public hearing, Churubusco News</i> |

Mr. Kessler made a motion to approve the claims as presented; Mr. Wheeler seconded. Motion passed, 5-0.

**MINUTES**

The minutes for the November 1, 2022, meeting were presented. Mr. Schrader made a motion to approve the minutes as presented; Mr. Banks seconded. Motion passed, 5-0.

The minutes for the November 15, 2022, meeting were presented. Mr. Wheeler made a motion to approve the minutes as presented; Mr. Schrader seconded. Motion passed, 5-0.

With there being no further business, Mr. Argerbright wished everyone a good holiday and declared the meeting adjourned at 8:23 A.M.

**WHITLEY COUNTY  
REDEVELOPMENT COMMISSION**

**ATTEST:**

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James Argerbright, President

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Michael Schrader, Secretary