

**MINUTES**  
**WHITLEY COUNTY REDEVELOPMENT COMMISSION**  
**Tuesday, January 10, 2023**

**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>	
Theresa Baysinger	X		Nathan Bilger	Scott Wagner
Frank Kessler	X		Brent Bockelman	Tamela Tincher
Jon Myers	X		Cami Hippenhammer	Dale Buuck
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>	
Chip Hill				

**CALL TO ORDER**

Mr. Kessler called the regular meeting to order at 8:00 A.M. and led with the Pledge of Allegiance.

**ROLL CALL**

Mr. Kessler read roll call. All members present and absent are listed above.

**ELECTION OF OFFICERS**

Mr. Kessler opened the floor for nominations for President. Mr. Schrader nominated Kim Wheeler for president. The nomination was seconded by Mr. Myers. With no other nominations, Mr. Kessler asked for a vote. Mr. Wheeler was voted in as President by a unanimous vote.

Mr. Wheeler opened the floor for nominations for Vice President. Mr. Myers nominated Frank Kessler for Vice President. The nomination was seconded by Ms. Baysinger. With no other nominations, Mr. Wheeler asked for a vote. Mr. Kessler was voted in as Vice President by unanimous vote.

Mr. Wheeler opened the floor for nominations for Secretary. Mr. Kessler nominated Mike Schrader for Secretary. The nomination was seconded by Mr. Myers. Mr. Wheeler asked for a vote. Mike Schrader was voted in as Secretary by unanimous vote.

**BUSCHE PROJECT/100S SEWER PROJECT UPDATE**

Mr. Bilger discussed a meeting that he and Chip Hill had with Wessler Engineering. He provided views of the three options proposed and explained the differences. Details were given on depths, service territory, and cost. He explained that the 20 foot depth was decided by all at the meeting to be the most optimal choice. The cost for this option would be just under two million dollars with a twenty five percent contingency. He then discussed the routing of the sewer line along 100 South. If it were ran on the south side of 100 South, where the water is also ran, additional easements would need to be acquired from property owners along that side. If it were run across the road on the north side, the sewer would be able to be ran in the existing right of way and additional easement would not need to be acquired. Discussion of road cut with new road going in and the impact that would have. Discussion was also made of residents being required to connect to sewer in the area. Further discussion was made regarding the option of running on the north or south side of 100 South. Cost and time it would

take were taken into consideration. Mr. Schrader suggested going on the north side to save money and not cause any longer time delay in the project. Mr. Wheeler shared concerns about the depth of the water lines already in place and size of lines.

Chip Hill discussed the issues along 300 East. He explained that the right-of-way easement on the east side is already used by multiple utilities, including fiber, and would suggest going on the west side of 300 East with the proposed sewer line. Further discussion was made on the options including final connection.

Mr. Wheeler asked if the Commission was prepared to make a decision or needed more time and information. Mr. Kessler stated that he was prepared to make a decision and favored doing the road cuts to run the sewer on the north side of 100 South. Mr. Schrader stated his agreement. Ms. Baysinger asked about the time involved in acquiring easements and issues with that in the past. Examples of past projects were given. Mr. Wheeler asked for the Commissions favor. All members were in favor of moving forward with the proposed detailed engineering.

Discussion was made about the surrounding properties included. Mr. Buuck discussed the Rogers being ready to start on the shell building with the option of it being expandable. Drainage was discussed. He stated that the Rogers may request assistance in property lease until a buyer is determined and infrastructure and drainage as expansion continues. Scott Wagner discussed the option of possibly running drainage to the north. Further discussion was made on the drainage issues in the area and current capacity of the tile to the west of the project property. Questions were asked about the Drainage Boards stake in the repairs and improvements. Mr. Buuck stated that the Rogers are ready to move forward. Discussion was made about a request in the future.

#### **MISCELLANEOUS MATTERS.**

Mr. Boxberger discussed the resolution passed at the previous meeting. He stated that it had Mr. Argerbright as an approved signer as President. That needed to be amended to show Mr. Wheeler as President. Mr. Kessler made a motion to pass the amended resolution showing Mr. Wheeler as President. Ms. Baysinger seconded. Motion passed by a vote of 5-0.

Mr. Boxberger discussed the funding from the TIF for the Jail. He explained that there would need to be an inter-local contract agreement and the funds be placed in an escrow account. The RDC would then submit claims to that fund for payment on the approved projects. He stated that he needed to speak with the county's attorney regarding documents. Ms. Baysinger discussed a meeting on the next Thursday regarding the bond reading and unsure of exact future dates. Mr. Myers asked for clarification on the projects included, amount available, and the interest on the bond. Discussion was made about if the total claimed amount being less than the four-million-dollar amount. Mr. Boxberger explained that the interest would be included in the amount available. Mr. Boxberger is going to be checking on the interest being included or not.

Mr. Buuck discussed a prospect company that is interested in moving to the area to grow fresh produce for Walmart. They are looking for properties around fifty acres in the TIF that may fit their needs. He stated that he is thinking a possible area in Larwill. They will need infrastructure. The operation would include around twenty acres under roof to grow lettuce and strawberries and will have 20-35 employees. Discussion was also made regarding the involvement of the Whitko Ag program with a project such as this. Ms. Baysinger questioned the return on investment for the County with a project like this. It was stated that calculations could be made, and report provided before investment was made.

Mr. Bilger discussed that the Columbia City Plan Commission had passed Development Plan approval for the Jail at their last meeting. He also stated that the building permit application for the Jail had been submitted to the Planning and Building Department.

**CLAIMS**

Claims were presented for review. The claims consisted of:

Engineering Resources	\$1,200.00	<i>Gateway Project</i>
Whitley County EDC	\$10,000.00	<i>RDC Services Oct 1,2022-Dec 31,2022</i>
Star Wealth Management	\$32,000.00	<i>Sotera Bond</i>

Discussion was made regarding the obligations being met by Chromasource for the reimbursement of training funds. It was decided to hold the claim for further confirmation of obligations.

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

**MINUTES**

The minutes for the December 13, 2022, meeting were presented. Mr. Kessler made a motion to approve the minutes as presented; Mr. Schrader seconded. Motion passed with a vote of 3-0, with Mr. Myers and Ms. Baysinger abstaining due them to not being present.

**WHITLEY COUNTY  
REDEVELOPMENT COMMISSION**

**ATTEST:**

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Kim Wheeler, President

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Michael Schrader, Secretary