

**MINUTES**  
**WHITLEY COUNTY REDEVELOPMENT COMMISSION**  
**February 6, 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		Tiffany Deakins	Dale Buuck
Frank Kessler	X		Nathan Bilger	Tamela Tincher
Jon Myers	X		Brent Bockelman	
Michael Schrader	X		Cami Hippenhammer	
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. Wheeler called the special meeting to order at 8:30 A.M.

**ROLL CALL**

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

**PROJECT GATTON AGREEMENT REVIEW AND APPROVAL**

Mr. Boxberger presented a resolution, interlocal agreement, escrow agreement, and an assignment of contracts agreement related to funding a portion of the new jail project. He explained that there were two specific aspects of the project that would be funded with TIF funds, which the Commission would contract to construct. The total cost was estimated to be about \$5.5M, but the Commission would fund only up to the previously agreed \$4,000,000.00, with the County covering any amount over that.

Mr. Boxberger clarified that only the resolution had to be approved, since the other documents were incorporated into it. Ms. Baysinger made a motion to approve Resolution 2023-02, *Resolution of the Whitley County Redevelopment Commission Approving Assignment Agreement, Interlocal Agreement And Escrow Agreement And Pledging Tax Increment*. Mr. Schrader seconded. Motion passed, 4-1, with Mr. Kessler voting against.

**MISCELLANEOUS MATTERS**

Mr. Boxberger stated that he had talked with Rogers Company last week. They would like to have a Letter of Intent regarding the sewer extension. It would be nonbinding but would outline expectations. He said that the City was agreeable. The Commission agreed, and the Letter would be brought to an upcoming meeting.

Mr. Buuck said that a German company was touring this site later this week, and the company was interested in using the proposed spec building.

Mr. Buuck said that he had talked with Chromasource about the number of employees hired that was part of their training grant. They had stated that they had hired, and trained, the number in the agreement, but since a contract was delayed, they had to lay off some of the workers. They hoped to

rehire them, but it was not certain when. The Commission asked for a representative to discuss the situation at an upcoming meeting. Mr. Buuck said he would arrange that.

Mr. Bilger asked how the meeting with the Union Township Trustee went. Mr. Schrader said that he and Ms. Baysinger had met with Brandon Forrester last week. He said that there was a need for a new fire truck to replace one that had been wrecked recently, so that would be how the TIF funds would be applied. Ms. Baysinger added that Mr. Forrester was reviewing the Fire Department's finances and he planned to address some outstanding inadequacies. Mr. Bilger stated that he would work with Mr. Boxberger to update the Letter of Understanding for the Commission's consideration at the next meeting.

Mr. Myers had talked with the owner of land between the railroad and Old Trail in the Larwill TIF that had been previously discussed as a potential agri-business location. He said that she was not interested in selling at this time.

Mr. Bilger reminded the Commission about an upcoming informational open house hosted by a prospective solar energy developer on Thursday the 9<sup>th</sup> at the Van Buren. He said that this was the project that had been mentioned before, generally located along Mowery Road, with some acreage within the TIF district. Ms. Baysinger asked he had received any calls from constituents about the solar project. Mr. Bilger stated that he had gotten one from a property owner, and two from real estate agents who were asking on behalf of their clients. He felt that none were angry about the project at the time, but they wanted more information.

Having no further business, Mr. Wheeler adjourned the special meeting at 8:40 A.M.

**WHITLEY COUNTY  
REDEVELOPMENT COMMISSION**

**ATTEST:**

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Kim Wheeler, President

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Michael Schrader, Secretary