

MINUTES
WHITLEY COUNTY REDEVELOPMENT COMMISSION
February 14, 2023

WHITLEY COUNTY GOVERNMENT CENTER
1st FLOOR-COMMISSIONERS/COUNCIL MEETING ROOM

| MEMBERS | PRESENT | ABSENT | STAFF | |
|-----------------------------|----------------|---------------|-----------------------------|----------------|
| Theresa Baysinger | | X | Tiffany Deakins | Dale Buuck |
| Frank Kessler | X | | Nathan Bilger | Tamela Tincher |
| Jon Myers | X | | Brent Bockelman | Scott Wagner |
| Michael Schrader | X | | Cami Hippenhammer | Brad Allen |
| Kim Wheeler | X | | LEGAL COUNSEL | |
| Jill Western | X | | Zack Zehner | |
| GUESTS IN ATTENDANCE | | | GUESTS ON-LINE/PHONE | |
| Steve Western | | Jason Brooks | | |

CALL TO ORDER

Mr. Wheeler called the regular meeting to order at 8:00 A.M.

ROLL CALL

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

CHROMASOURCE TRAINING UPDATE

Mr. Buuck introduced Jason Brooks of ChromaSource to discuss their situation. The missed employment goal in the training grant had been discussed by the Commission at a previous meeting. Mr. Brooks stated that they had fallen short of the required goal. He said that the original goal was based on a contract from Lowes made in 2020 to change their product line nationally at one time. Due to changing consumer demands, Lowes revised their plans to be a rolling phase-in, which delayed the contract by 16 months. Mr. Brooks stated that the capital improvements had been completed in 2021, and they have inventory prepared and waiting to be distributed as each store converts to the new product. ChromaSource had hired a peak of 190 employees, but the delay meant they had to lay off down to 170. The employees had been trained, and they hoped to rehire them as the demand returns.

Mr. Kessler summarized the situation as they did meet the contract requirement at one point, and they hope to return to that number. Mr. Brooks agreed and explained the on-demand nature of the Lowes contract. The Commission thanked him for coming in.

BUSCHE PROJECT/100 SOUTH SEWER

Mr. Bilger provided an update. He stated that Wessler Engineering was working on the next version of the plans. Mr. Buuck discussed the project and progress that the Roger's have made toward the construction of the spec building. Mr. Zehner stated that the Letter of Intent with the City was still in progress. Mr. Allen said he was hoping to pothole the legal drain tile to determine the exact depth and size of the pipe to avoid conflicts, but doing so would be a sizable cost due to the assumed depth.

UNION TOWNSHIP MOU UPDATE

The Memorandum of Understanding with Union Township was still being revised. Mr. Wheeler requested that the reimbursement receipts be submitted monthly to help the oversight of the Fire

Department expenses. Mr. Wheeler wanted to make sure specific receipts were received given the looseness of the previous expenditures.

MISCELLANEOUS MATTERS

Mr. Bilger stated that he and Mr. Buuck had recently met with a prospective business who was seeking to move from their current location within Columbia City to a location in the TIF area. They were interested in developing property if necessary and had some connections for larger properties that they were exploring. They anticipated needed about 20,000 sq. ft. for themselves, so any additional property could have development potential. Mr. Buuck said that if a larger development was planned, the Commission have interest in being more involved.

Mr. Wheeler discussed having verbiage in the Union Township MOU to require receipts be turned in within 30 days of expenditure.

Mr. Wheeler asked Mr. Buuck to set up a tour of American Landmaster. Mr. Buuck agreed and would also like to set up a ribbon cutting for the new building when it is opened.

Mr. Bilger stated that there was a solar developer planning to file for a rezoning on the property near Mowery Road for the March 15th Plan Commission meeting. Part of the property being rezoned was in the TIF area. Mr. Buuck discussed the impact on the taxes on the properties and possible abatements.

CLAIMS

Claims were presented for review. The claims consisted of:

| | | |
|--------------------------------|--------------|--|
| Star Financial Back Loan Serv. | \$306,412.09 | <i>Series A&B</i> |
| ChromaSource | \$90,000 | <i>Training Reimbursement</i> |
| Bercot | \$42,503.66 | <i>Gateway Park drainage retainage release</i> |
| Carson, LLP | \$ 4,248.00 | <i>Legal services thru January 31, 2023</i> |

Mr. Bilger explained that Impact CNC had submitted a \$45, 000 claim under the most recent training grant agreement out of about \$400,000 spent. He said that after reviewing the two Impact CNC training grants, it appeared that there was an overpayment of about \$39,000. Mr. Bockelman stated that he could not find any reference to the overpayment, and there were no duplicate invoices, although there may have been duplicated expenses. Mr. Bilger asked the Commission what they preferred to do. There was a discussion about the situation. None of the members remembered discussing a different arrangement. They requested staff to look more into the situation and maybe work with Impact CNC.

Mr. Kessler made a motion to table approval of the Impact CNC claim; Mr. Myers seconded. Motion passed, 4-0.

Mr. Kessler made a motion to approve the rest of the claims as presented; Mr. Myers seconded. Motion passed, 4-0.

MINUTES

The minutes from the previous meetings were presented for review.

Mr. Myers made a motion to approve the January 10, 2023 minutes; Mr. Schrader seconded. Motion passed, 4-0.

Mr. Myers made a motion to approve the January 24, 2023 minutes; Mr. Kessler seconded. Motion passed, 4-0.

Mr. Schrader made a motion to approve the February 6, 2023 special meeting minutes; Mr. Myers seconded. Motion passed, 4-0.

Having no further business, Mr. Wheeler adjourned the meeting at 8:29 A.M.

**WHITLEY COUNTY
REDEVELOPMENT COMMISSION**

ATTEST:

Kim Wheeler, President

Michael Schrader, Secretary