

**MINUTES**  
**WHITLEY COUNTY REDEVELOPMENT COMMISSION**  
 March 28, 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	Electronic		Nathan Bilger	Tamela Tincher
Jon Myers	X		Brent Bockelman	Brad Allen
Michael Schrader	X		Cami Hippenhammer	Scott Wagner
Kim Wheeler	X		<b>LEGAL COUNSEL</b>	
Jill Western	X		Andy Boxberger	
<b>GUESTS IN ATTENDANCE</b>			<b>GUESTS ON-LINE/PHONE</b>	
Steve Western	Mike Rogers			
John Rogers	Roberta Davis			

**CALL TO ORDER**

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

**ROLL CALL**

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

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

Mr. Buuck said that the engineering was progressing, but an agreement with Columbia City was still needed. He said that the City was not planning to force residential sewer connections on their own. Mr. Boxberger said that there was a pending Memorandum of Understanding still with the City. Mr. Buuck suggested having a subcommittee meet with Chip Hill and the Mayor to help push the agreement along.

Mr. Wagner said that he had discussed the connection requirement with the City and that there may be a compromise to notify the residents that a sewer line stub would be installed for their use in the future, but connection would not be forced immediately. He would just need a formal statement from the City that connections would not be required. Mr. Bilger added that the notice could be worded to be as much a notice of construction as of sewer connection. Mr. Wheeler suggested that a couple of members should work with the City to go through the details. Mr. Myers expressed displeasure with the City's attitude toward a largely funded infrastructure project, and that things need to move faster.

Mr. Myers and Wheeler would be on the subcommittee to meet with the City.

**ROGERS PROPERTY DEVELOPMENT AGREEMENT**

Mr. Boxberger discussed the agreement with Rogers Property Management for development. The agreement would need the sewer agreement terms and would need County Council approval. It would be a similar arrangement as the Rail Connect agreement. Currently, the concept would be to lease the building for up to two years to help cover the developer's carrying costs. There was consensus of the members to get the draft document to Rogers for their review. While that was under review, an MOU

with the City could be drafted. John Rogers agreed that would help keep things moving forward, and things needed to continue moving quickly.

Ms. Baysinger asked when would the binding agreement be ready after the MOU. Mr. Boxberger responded that he could draft a formal agreement, and that this point it could make more sense to jump to that instead of an MOU, but the terms would still need to be filled in. Mr. Bilger asked if the County Council could approve the lease prior to the Redevelopment Commission. Mr. Boxberger said that could be possible if the terms were agreeable with the Rogers.

**RMP TRAINING AGREEMENT**

Mr. Buuck said that the training grant for RMP approved in 2021 had expired in December 2022. The company had some delays in getting the new equipment, which delayed the expected hiring. They were planning to proceed with the hiring in 2023. He would revise the agreement to extend it a year and would bring it back to the Commission for reapproval.

**UNION TWP MOU UPDATE**

Mr. Bilger stated the revised version of the Memorandum of Understanding was sent to the Township Trustee for review, but he had not yet heard back. Mr. Schrader clarified that receipts would be required. Mr. Boxberger stated that they would be required to be reimbursed.

**MISCELLANEOUS MATTERS**

Mr. Bilger stated that the rezoning for the solar farm project located along Mowery Road was withdrawn prior to the March 15 Plan Commission meeting. They may proceed depending on the upcoming changes to the development standards.

Mr. Buuck stated that the overpaid training grant with Impact CNC was still being worked on.

Mr. Schrader asked if there was any more information on the tile on the Lamle property. Mr. Allen replied with what information he had and the estimated capacity of the tile.

**CLAIMS**

There were no claims.

**PREVIOUS MEETING MINUTES**

The minutes of the February 14 and March 14, 2023, meetings were presented for review.

Mr. Schrader made a motion to approve the February 14 minutes as presented; Mr. Myers seconded. Motion passed by roll call vote, 4-0-1, with Ms. Baysinger abstaining due to not attending that meeting.

Ms. Baysinger made a motion to approve the March 14 minutes as presented; Mr. Myers seconded. Motion passed by roll call voted, 5-0.

Having no further business, Mr. Wheeler adjourned the meeting at 8:26 A.M.

**WHITLEY COUNTY  
REDEVELOPMENT COMMISSION**

**ATTEST:**

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Kim Wheeler, President

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Michael Schrader, Secretary