

MINUTES
WHITLEY COUNTY REDEVELOPMENT COMMISSION
 April 11, 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	
Kim Wheeler	X		LEGAL COUNSEL	
Jill Western	X		Andy Boxberger	
GUESTS IN ATTENDANCE			GUESTS ON-LINE/PHONE	
Steve Western	Chip Hill			
Mayor Ryan Daniel				

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.

UNION TOWNSHIP MOU REVISION APPROVAL

Mr. Wheeler asked for Mr. Schrader’s opinion of the revised Memorandum of Understanding with Union Township for the fire department. Mr. Schrader stated that it looked good. Mr. Bilger mentioned that legislation pending at the state could make TIF funds available to fire and police services, which would make the MOU less critical. Mr. Schrader made a motion to approve the presented MOU; Mr. Kessler seconded. Motion carried by roll call vote, 4-0.

2022 ANNUAL REPORT

Mr. Bilger presented the Redevelopment Commission Annual Report. He highlighted various expenditures and revenues for the year. He noted an amount from CEDIT as a revenue, which was reimbursement for the Larwill sewer project. He stated that over the rest of 2023, the Treasurer was going to rework the accounts to align with the TIF districts, rather than a single large account, which should ease tracking of the different TIF funds in 2024. He stated the year-end available funds balance was just over \$13 million, not including various commitments to the jail, schools, training grants, and so on. He noted that the list of parcels was modified from previous years by including the expected incremental assessed values, which should be more useful for financial purposes. He concluded by reviewing the resolutions approved in 2022.

Mr. Myers asked what the net balance was after the various commitments. Mr. Bilger said \$4 million was committed to the detention center/jail, about \$100,000 to training grants, and a similar amount to Smith-Green and Whitko schools. So a rough estimate was about \$8 million.

Mr. Wheeler asked for questions or a motion. Mr. Myers made a motion to approve the Annual Report for 2022 as presented; Mr. Kessler seconded. Motion passed by roll call vote, 4-0.

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 had revised the agreement with an expiration in December 2023. Mr. Myers said that he was ok with the change because of the nature of the hiring market recently. Mr. Kessler agreed and stated that RMP has been good to work with in the past. Mr. Wheeler asked for any questions or a motion. Mr. Kessler made a motion to approve the amended training grant date; Mr. Schrader seconded. Motion passed by roll call vote, 4-0. The document was not available to sign at the meeting but would be signed later.

ROGERS PROPERTY AGREEMENT

Mr. Boxberger stated that the agreement was provided to Rogers for their review, with a 2-year term, as had been discussed before. Mr. Buuck stated that he had discussed the status with John Rogers, and their legal counsel was still reviewing the draft agreement.

BUSCHE PROJECT/100S SEWER PROJECT UPDATE

Mr. Buuck discussed the drainage concerns and lift station location brought up at a meeting with the Lamle family. With their concerns, he had reached out to the owner of the property to the north as a possible location for the lift station. Conversation was had with Wessler engineering to amend the location. They had stated that the north location would allow for more room with less utilities in the way. Additional concerns were mentioned regarding drainage from Lincoln Point to the east. Mr. Buuck stated the importance of taking care of the drainage in the area for future development. In the interest of moving the project along, Mr. Buuck stated the importance of agreeing on where the sewer line will be run. Mr. Myers stated that the priority needed to be the sewer decision to keep that moving, with the Rogers project being ready to proceed, and then deal with the drainage issue as a separate item.

Mr. Buuck discussed the status of the agreement with the city of Columbia City.

Mayor Daniel addressed the Commission. He stated that the twenty-year term was acceptable. The plan would be to have it paid back sooner as development occurs. However, if there were to be an economic downturn in the area, this term length would help prevent getting into a poor financial situation. Discussion was made about the agreement, terms and process moving forward. Mr. Boxberger stated that he would be working on an agreement. Mr. Wheeler asked that Mr. Boxberger move forward with the twenty-year term. Mr. Wheeler thanked Mayor Daniel and Mr. Hill.

Mr. Bilger asked for clarification on the easement acquisition process and if appraisals needed to be done. Mr. Boxberger stated that his assumption was that the City of Columbia City would be purchasing the rights-of-way or easements. Mayor Daniel confirmed that once the exact area was identified, it will run through the normal land acquisition process for the City.

Mr. Wagner discussed the need to inform the property owners of the possibility of sewer connection and requirements.

Mr. Bilger asked if any decision needed to be made on the drainage issue. The Commission chose to wait and decide after more details were provided on the project from the drainage board.

MISCELLANEOUS MATTERS

CLAIMS

Claims were presented for review. The claims consisted of:

Whitley County EDC	\$10,000.00	<i>Quarterly Payment</i>
Carson, LLP	\$1992.00	<i>Legal Service thru March 31, 2023</i>
Payroll Authorization	\$1350.00	<i>1st Quarter 2023</i>

Mr. Kessler made a motion to approve the claims as presented. Seconded by Mr. Myers. Motion passed by roll call vote of 4-0.

PREVIOUS MEETING MINUTES

The minutes of the March 28, 2023, meetings were presented for review.

Mr. Schrader made a motion to approve the March 28, 2023 minutes as presented; Mr. Myers seconded. Motion passed by roll call vote, 4-0

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

**WHITLEY COUNTY
REDEVELOPMENT COMMISSION**

ATTEST:

Kim Wheeler, President

Michael Schrader, Secretary