

MINUTES
WHITLEY COUNTY REDEVELOPMENT COMMISSION
 May 9, 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		Andy Boxberger	
GUESTS IN ATTENDANCE			GUESTS ON-LINE/PHONE	
Steve Western	Chip Hill			
John Rogers	Drew Lamle			
	Hollie Lamle			

CALL TO ORDER

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

ROLL CALL

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

RMP TRAINING AGREEMENT

Mr. Buuck discussed that, with the extension approval from last meeting, Mr. Wheeler's signature is all that remains to be done.

ROGERS PROPERTY AGREEMENT

Mr. Boxberger explained the agreement that was proposed. He stated that the term was two years and \$13,750 per month. He also explained that at this time no description was available for the exact site and as written, the agreement would be for the complete acreage. Mr. Myers asked if the lots were amended, would the agreement need to go back to County Council for approval. Mr. Boxberger stated that if the term and amount did not change, it would not need to go to the Council for approval. Mr. Myers made a motion to enter into the agreement as presented. Seconded by Mr. Schrader. The agreement was approved by a vote of 4-0.

BUSCHE PROJECT/100S SEWER PROJECT UPDATE

Mr. Boxberger discussed the project agreement with Columbia City. He stated the changes to the agreement would be ready for the next meeting. Conversation was made regarding the extended term and the meeting that was had with Mayor Daniel. Mr. Myers explained that the intention was to have the 50% paid back before the twenty-year limit by the income generated from the sewer extension and take the entire time to repay the Redevelopment Commission. Discussion was made about the management of the project and acquisition of easements.

BRAD ALLEN DRAINAGE INFORMATION

Mr. Allen presented information regarding the drainage issue in the area of 100 South and 300 East with the Rouch-Shaw AB and Roach S#1 drain to Lincoln Point. He explained the issues and two alternative designs for the project. One alternative included a 36" tile upgrade, the other included an upgrade to a 42" Tile. The 36" option would cost an estimate of \$220,000, and the 42" option would have cost estimate of \$250,000. He stated that the Drainage Board was not able to complete this project financially. Discussion was made and the members agreed that the 42" option would be the correct option to move forward with. Start time of the project was discussed. Mr. Allen stated that the portion of the project near 100 South would be the priority for the sewer project to move forward. The remainder of the project would not have the time restraint. Mr. Boxberger suggested having a vote on the decision. Mr. Allen also asked for assistance in purchasing an excavator and trailer to do exploration for the project and other work for drainage projects in the TIF District. He stated that the rough cost would be around \$82,000. They had sized the machine to be pulled by the existing drainage truck. Mr. Boxberger gave clarification on the RDC's ability to pay for equipment for projects. He also stated that an agreement could be written for the purchase to include a time line to have this project finished. Discussion was made to have an agreement made for the next Drainage Board meeting and then come back to the next RDC meeting with specific specification of the equipment and pricing. Discussion was made regarding the time line and included working around the crops that are planted in the field. A timeframe was set for November. The consensus was to go with the 42" option, purchase equipment, and set a timeline of November 1, 2023.

BUDGET

Mr. Bilger discussed the 2024 budget. He stated that a meeting was held to go over the proposed budget. Discussion was made regarding the changes and breaking out the budget into each individual TIF District. Conversation was made about separating the Union and Rail Connect accounts or keeping them together, since funds can be shared from the Union TIF to the Rail Connect TIF. Discussion was made to whether County Council approval was needed to transfer funds from one account to the other. The changes will be made and presented at the next meeting.

MISCELLANEOUS MATTERS

Discussion was made about the first invoice from the Union Township Fire Department. Conversation was made to the items on the invoice and if the items qualified. It was stated that only capital improvements were eligible.

Discussion was made regarding the previous credit with Northeast REMC. The RDC had received a check. It is unclear at this time the status of that account and it will be researched to get a clear answer.

CLAIMS

There were no claims for review.

PREVIOUS MEETING MINUTES

The minutes of the previous meeting were not ready for review.

Having no further business, Mr. Kessler adjourned the meeting at 8:44 A.M.

**WHITLEY COUNTY
REDEVELOPMENT COMMISSION**

ATTEST:

Kim Wheeler, President

Michael Schrader, Secretary