

**MINUTES**  
**WHITLEY COUNTY REDEVELOPMENT COMMISSION**  
 June 13, 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	Brad Allen
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>	
Steve Western				

**CALL TO ORDER**

Mr. Wheeler called the meeting to order. Due to lack of quorum, Mr. Wheeler moved forward to the Public Hearing at 8:01 A.M.

**ROGERS LEASE RESOLUTION PUBLIC HEARING**

Mr. Wheeler opened the public hearing.

Mr. Boxberger discussed the need for a public hearing to allow any interested parties the opportunity to speak regarding the property lease agreement. He explained that the lease agreement was for \$165,000 per year for up to two years, or until the property was leased or sold.

Hearing no public comment, the public hearing was closed.

**ROLL CALL**

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

**ROGERS PROPERTY AGREEMENT UPDATE**

Mr. Boxberger stated that once the agreement is approved by the Whitley County Council, the resolution can be passed and signed at the following Redevelopment Commission meeting.

**COLUMBIA CITY SEWER PROJECT AGREEMENT**

Mr. Boxberger stated that he had been working with the attorney for the City on agreement details. The agreement is now back with the City. If agreement of terms is met, it will be brought back for approval at the next RDC meeting.

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

Mr. Bilger discussed a meeting held with Wessler Engineering regarding the 90% drawings for the sewer project. He stated that advertising for bids should be in July, with bids due in August, and construction in the fall. Discussion was made regarding any cost changes in the project. Mr. Bilger explained that the estimate was 2.4 million dollars with contingency and volatility factors. Without volatility, the cost estimate was just over 2 million dollars.

**ANNUAL DETERMINATION**

Mr. Myers asked if any discussion could be made regarding the annual determination. Mr. Bilger stated that the annual determination needed to be submitted by June 15<sup>th</sup>. Therefore, action was required soon. Effort was made to contact Ms. Baysinger to participate in the meeting. Mr. Bilger discussed the breakdown of funds for the different projects forecasted for the 2023 year. Estimated increments from Baker Tilly were reviewed. With no pass through, and the income and outgoing funds being similar, the 2024 beginning balance would remain around 5 million dollars. This results in a 100% ratio. Due to the ratio being under 200%, it will not need to go through the County Council.

**ROGERS PROPERTY AGREEMENT RESOLUTION**

At this time, Ms. Baysinger arrived and joined the meeting in person. Mr. Wheeler changed the direction of the meeting to address the Rogers Lease Resolution. Ms. Baysinger asked if any public comments had been received regarding the agreement during the public hearing. Mr. Boxberger stated that no comments had been heard. Ms. Baysinger made a motion to approve the property lease resolution 2023-03. Mr. Myers seconded the motion. The motion passed 3-0.

**ANNUAL DETERMINATION CONTINUED**

Mr. Boxberger took this time to explain the reason for the annual determination. Mr. Bilger went on to explain the ratio and the need to have the budget reviewed by the County Council if the ratio was over 200%. Mr. Myers made a motion to determine that there in no excess increment for pay 2024. Ms. Baysinger seconded the motion. The motion passed by a vote of 3-0. Mr. Bilger stated that he would make the proper notifications.

**CLAIMS**

Mr. Buuck explained that the check received from NEREMC was for earnings from being a member of the co-op. Now that the RDS is no longer a member, the credit of \$1877 was returned.

Claims were presented for review. The claims consisted of:

Carson, LLP	\$2928.00	<i>Legal Service thru May, 2023</i>
Column Software	\$9.31	<i>Newspaper Publication</i>
Column Software	\$9.98	<i>Newspaper Publication</i>

Ms. Baysinger made a motion to approve the claims as presented. Seconded by Mr. Myers. Motion passed by roll call vote of 3-0.

**PREVIOUS MEETING MINUTES**

The minutes of the May 23, 2023 meetings were presented for review.

Ms. Baysinger made a motion to approve the May 23, 2023 minutes as presented; Mr. Myers seconded. Motion carried by a vote of 3-0.

Mr. Bilger discussed the upcoming INDOT Propel 30 meeting at Indian Springs Middle School on June 13, 2023 from 5:00-7:00 PM to gather further information and move forward with the next steps in the project. Mr. Myers asked if there were any topics that the members of the RDC needed to be aware of. Mr. Bilger stated that the 800 East, SDI area and Larwill TIF area would be the major concern areas for the Redevelopment Commission.

Mr. Buuck gave an update on the delay in construction on the American Landmaster property stating that it is still planned just pushed back.

Mr. Bilger discussed the additional properties that have not been recorded in Ambassador Enterprises' name yet. He explained that all parties are aware and working on getting it recorded.

Having no further business, Mr. Wheeler adjourned the meeting at 8:35 A.M.

**WHITLEY COUNTY  
REDEVELOPMENT COMMISSION**

**ATTEST:**

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Kim Wheeler, President

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Michael Schrader, Secretary