

MINUTES
WHITLEY COUNTY REDEVELOPMENT COMMISSION
November 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	Brad Allen
Michael Schrader	X		Cami Hippenhammer	Abbey Anthony
Kim Wheeler	X		LEGAL COUNSEL	
Jill Western	X		Andy Boxberger	
GUESTS IN ATTENDANCE			GUESTS ON-LINE/PHONE	
Dan Weigold				
Chip Hill				

CALL TO ORDER

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

ROLL CALL

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

BUSCHE PROJECT/100S SEWER PROJECT UPDATE

Chip Hill stated that all the temporary construction easements have been acquired. The City's Legal Counsel is working on the MOU documents. He stated that the plan is to finish work this winter. Brad Allen stated that the drainage project should be clear for the sewer project work at the road crossing at 100 South. Mr. Buuck gave an update on the progress of the building construction. Mr. Bilger stated that the plat had been recorded for the lot split. Further discussion was made regarding the way the Rogers property was split. Mr. Boxberger stated that he would do research to determine if the lease agreement needed to be amended to reflect the changes.

MISCELLANEOUS MATTERS

Mr. Bilger provided the calculations that were requested at the previous meeting regarding the aerial photography funding commitment. The current funding was stated at \$4000 per year. After discussing the Assessed Value numbers for the TIF area, the Commission determined that the appropriate amount for the RDC to contribute to the project would be \$6000.

Mr. Myers made a motion to contribute \$6000.00 per year for the three-year contract for aerial photography. Mr. Schrader seconded the motion. The motion passed by a vote of 5-0.

Mr. Bilger gave an update on the progress of the Churubusco Housing TIF.

Mr. Buuck asked for clarification and an update on the status of the property at Rail Connect.

Mr. Bilger stated that after the closing on the property, the title company did not realize that there were further steps that needed to be taken. Mr. Bilger explained that the deed still needed to be recorded. The title company had stated that the recordation would be done by the end of the year.

Mr. Buuck discussed properties near Rail Connect that were going up for auction soon. Discussion was made about the location and interest in the properties. Further discussion was made about entrances on 300 South. Discussion was made about possible involvement and assistance with development on the properties. It was decided to not pursue a possible purchase of the property by the RDC, and to wait to see who purchases the property to determine participation. Discussion was made regarding the possibility of sewer and water connections to the properties in the future.

Mr. Buuck stated that he may have representatives from USSI present at the next meeting to discuss details of a possible training grant request.

Mr. Buuck discussed a site visit by a company looking to relocate to the area. He stated that the visit went well and is waiting to hear back from the company's site locator.

Mr. Bilger discussed the Red Star expansion project. He stated that the expansion would be moving forward with Development Plan and State Design release, with construction starting in the Winter.

Mr. Boxberger stated that the Park 30 fire hydrant issue was still being researched.

The decision was made to reschedule the next RDC meeting to November 27th, instead of November 28th, to work around member schedules. Ms. Baysinger made a motion to change the meeting date to November 27th to allow for a quorum. The motion was seconded by Mr. Schrader. The motion passed by a vote of 5-0.

CLAIMS

Claims were presented for review. The claims consisted of:

Salesman and Sons	4086.42	<i>Drainage Reimbursement</i>
Advanced Drainage Systems	52.50	<i>Drainage Reimbursement</i>

Ms. Baysinger made a motion to approve the claims as presented; Mr. Myers seconded. Motion passed, 5-0.

PREVIOUS MEETING MINUTES

Previous minutes of October 24, 2023 were reviewed. Mr. Myers asked that a correction be made to the spelling of Ms. Anthony's first name. Mr. Myers made a motion to approve the minutes with corrections. Ms. Baysinger seconded. The minutes were approved by a vote of 5-0.

Having no further business, Mr. Wheeler adjourned the meeting at 8:37 A.M.

**WHITLEY COUNTY
REDEVELOPMENT COMMISSION**

ATTEST:

Kim Wheeler, President

Michael Schrader, Secretary