

MINUTES
WHITLEY COUNTY REDEVELOPMENT COMMISSION
 April 9, 2024
WHITLEY COUNTY GOVERNMENT CENTER
1st FLOOR-COMMISSIONERS/COUNCIL MEETING ROOM

MEMBERS	PRESENT	ABSENT	STAFF	
Theresa Baysinger	X		Tiffany Deakins	Scott Wagner
Frank Kessler	X		Nathan Bilger	Tamela Tincher
Jon Myers	X		Brent Bockelman	Dale Buuck
Michael Schrader	X		Cami Hippenhammer	
Kim Wheeler	X		LEGAL COUNSEL	
Jill Western		X	Andy Boxberger	
GUESTS IN ATTENDANCE			GUESTS ON-LINE/PHONE	
Abbey Anthony				

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.

100 SOUTH SEWER PROJECT UPDATES

Mr. Hill gave a brief update on the sewer project. He stated that work was continuing and today is the formal startup of the pumps. He stated that at this time the only thing we are waiting on is the generator. Mr. Bilger discussed an amendment to the agreement with Wessler to include survey work and documents regarding the surveys for the Right-of-Way agreements. With the Commission’s approval, the documents would then go to the City for approval. Mr. Myers made a motion to approve the amendment as written. Mr. Kessler seconded the motion, and it was approved by a vote of 5-0.

NIEDERMEYER PROPERTY

Mr. Buuck discussed a possible property that may be available for the Redevelopment Commission to acquire. The property is located near the intersection of Highway 30 and 700 East, off Yellow River Road. He stated that he and Mr. Myers had met with the attorney representing the estate and they are interested in selling the property quickly. He described the property and discussed the appraisal process, soil testing, sewer availability, and water availability. Discussion was made about having appraisals approved and soil testing done to prevent being in a situation of having property with poor soil conditions. It was stated that two appraisals would need to be done. Mr. Myers stated that the property owner was willing to work with the Commission to determine a reasonable amount. He also discussed future interchanges on Highway 30 and that this property is a great location for future development. Further discussion was made regarding the utility capacity and availability from the City. Mr. Boxberger stated that the details could be discussed in an executive session. He discussed the requirements for the RDC to enter into an agreement with the property owners. Discussion was made

regarding the time line for testing and approvals. It was discussed to have an executive session to discuss details. Future access to the property reviewed. Mr. Boxberger stated that this property was on the list of properties of interest to acquire for development. Mr. Buuck stated that he had quotes for having the soil testing and phase one done on the parcel. These results would help decide if the property was worth the investment. Concerns were shared that without an agreement in place with the property owner, the property could be sold to another party after the money was already spent for the testing. It was decided to move forward with drafting an agreement with the property owner for exclusivity and conduct the soil testing and phase one analysis. Discussion was made regarding having a developer work on the project instead of the Commission being the developer. Discussion was made regarding possible conditions of sale and the 45-day time frame of the offering. A motion was made by Ms. Baysinger to authorize Mr. Buuck to have soil boring and Phase one completed, conditioned upon having exclusivity agreement of at least 45 days with the property owner. The motion was seconded by Mr. Kessler. The motion was passed by a vote of 5-0.

ULTRA MARITIME GRANT

Mr. Buuck gave an update regarding a future expansion of Ultra Maritime. The expansion would include hiring an additional 175 employees over the next three years. In addition to a possible tax abatement request to the County Council, he discussed a training grant from the RDC to assist in the cost of new employee training. He asked the Commission for their input on the proposal. Discussion was made regarding the amount of the request as a dollar amount per employee trained. Mr. Kessler shared his support in the grant. Mr. Buuck stated that he would work on an agreement and possibly have representatives from Ultra Maritime at the next regular meeting.

BROADBAND UPDATE AND POTENTIAL FUNDING REQUEST

Mr. Buuck discussed the funding available for broadband service. He stated that the chance of benefits increases with local funding and matching. Ms. Baysinger discussed the funding opportunity and asked that funds from the TIF area be used to support this area of broadband service. Mr. Wheeler discussed the Fire Department’s need for radio upgrades. Mr. Schrader explained that communication between emergency personnel, dispatchers, and other first responders is a concern. There was discussion about which areas had the 800 system and VHF. Cost of the radios and other equipment was discussed. Clarification was made that the fire communications had nothing to do with the broadband discussion. Further discussion was also made about the area going to a Fire Territory. The amount of funding for the Broadband grants is not known currently. Mr. Boxberger offered to look into the possibility of the RDC assisting in funding.

MISCELLANEOUS MATTERS

Discussion was made regarding the business visit to Restoration Medical Polymers and which company would be visited next.

Mr. Bilger provided an update on the Highway 30 project.

CLAIMS

Claims were presented for review. The claims consisted of:

Jerry Pettigrew	\$8473.75	<i>Drainage Reimbursement</i>
The Rogers Company	\$12,636.00	<i>April Lease</i>
Smith Green Community Schools	\$23,792.49	<i>Training Grant</i>
Carson LLP	\$1,008.00	<i>Legal Services</i>

Whitley County Treasurer	-\$4424.54	<i>Drainage project Credit</i>
API Construction	\$7553.63	<i>Change Order</i>

Ms. Baysinger made a motion to approve the claims as presented. Mr. Myers seconded the motion. The motion passed by a vote of 5-0.

PREVIOUS MEETING MINUTES

Previous minutes of March 12, 2024 were reviewed. Mr. Kessler stated a correction needed to be made regarding the claim description for Smith-Green Schools. Mr. Myers made a motion to approve the minutes as corrected. Ms. Baysinger Seconded the motion. The minutes were approved by a vote of 5-0.

Mr. Wheeler adjourned the meeting at 9:08 A.M.

**WHITLEY COUNTY
REDEVELOPMENT COMMISSION**

ATTEST:

Kim Wheeler, President

Michael Schrader, Secretary