

MINUTES
WHITLEY COUNTY REDEVELOPMENT COMMISSION
 July 23, 2024
WHITLEY COUNTY GOVERNMENT CENTER
1st FLOOR-COMMISSIONERS/COUNCIL MEETING ROOM

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

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.

PROJECT FREEDOM PROPERTY ACQUISITION

Mr. Buuck gave an update stating that the executed purchase agreement had been received and the survey had been ordered to be done before closing. Further discussion was made regarding the timing of the auction and the possible need for a liability agreement. Mr. Buuck discussed the possibility of having an additional entrance to the property from 600.

100 SOUTH PAVING PROJECT

Brad Allen discussed the surveying that had been done on 100 South. He discussed slopes of the existing road. He recommended fixing the cross slope if the project was for reconstruction of the road. If widening the road, there was not much room to make up for the slope with the existing Right-of-Way. Discussion was made regarding the amount of room available to allow for trucks to maneuver without breaking down the road edge. It was stated that at the intersection of 100 South and 300 East, it was evident that trucks were driving off the road. Existing road width was also discussed. Feasibility of construction of a cul-de-sac at 100 South and Highway 30 was also discussed. Ditching along 100 South was discussed regarding it being done now or wait until after the decision was made on the project.

MISCELLANEOUS MATTERS

Mr. Buuck discussed the County Broadband Project and introduced Zack with Sand Strategies. Mr. Sand provided an overview of the project. He discussed that multiple providers were interested in working in the county on this project. He discussed the funding for the project and grants that were available.

Eligibility and need of the area were discussed as well as a timeline for the application window. Surf internet, Comcast, AT&T, LigTel, and Lakeland Internet, a company started by Chuck Surack, were stated as interested providers. Local government participation in the project was discussed.

Mr. Bilger discussed the TIF neutralization factors that are due soon. He explained that the assessed values have gone up around the area. He stated that they were working on attributing the changes to new construction or just inflation. He explained that there were some properties that increased by 300 percent just by trending.

Mr. Buuck discussed two tax abatement requests that he was bringing before the County Council at their next meeting. One will be a five-year abatement for Indiana Materials Processing for an expansion, and Mr. Buuck asked for the RDC's favorable recommendation. Mr. Myers made a motion to pass a favorable recommendation to the County Council for a five-year abatement. Mr. Schrader seconded the motion. The motion passed unanimously. Mr. Buuck stated that he would be present at the meeting.

Mr. Boxberger stated that he had spoken with American Landmaster regarding their Rail Connect property and they have no plans to build on the property due to some changes. They asked if the RDC would be interested in buying that property back. Mr. Buuck stated that Indiana Materials Processing may be interested in that property for future expansion. He stated that he would work to get those two in contact with each other.

CLAIMS

Claims were presented for review. The claims consisted of:

API	\$28434.00	<i>100 South Project</i>
Carson LLP	\$2350.50	<i>Legal Services</i>
The Rogers Company	\$12636.00	<i>Lease</i>
Star Wealth Management	\$37000.00	<i>Sotera Bond</i>

Mr. Myers made a motion to approve the claims as presented. Mr. Kessler seconded the motion. The motion passed by a vote of 4-0.

PREVIOUS MEETING MINUTES

Previous minutes of July 9, 2024 were reviewed. Mr. Myers made a motion to approve the minutes. Mr. Kessler seconded the motion. The minutes were approved by a vote of 4-0.

Ms. Western explained that the School Board had recently approved an online school for Columbia City. She stated that this service was added due to loss of students to other online schools. She asked that any help that the RDC could do to help with the broadband project would be very beneficial to the school system. Discussion was made about the number of students that do not have internet access at their home. Ms. Western stated that she would try and get that information. She discussed a hybrid curriculum being worked on to allow for the online schooling and participation in extra curricular activities.

Mr. Wheeler asked about the intention for the buildings on the Neidermeyer property and if they were to be torn down.

Mr. Wheeler adjourned the meeting at 8:38 A.M.

**WHITLEY COUNTY
REDEVELOPMENT COMMISSION**

ATTEST:

Kim Wheeler, President

Michael Schrader, Secretary