

**MINUTES**  
**WHITLEY COUNTY REDEVELOPMENT COMMISSION**  
**Tuesday, August 29, 2017**

**WHITLEY COUNTY GOVERNMENT CENTER**  
**1<sup>st</sup> FLOOR-COMMISSIONERS/COUNCIL MEETING ROOM**

**MEMBERS PRESENT**

Jim Argerbright  
George Schrumpf  
Michael Schrader  
Bill Overdeer  
Frank Kessler  
Jill Western

**LEGAL COUNSEL**

Andy Boxberger (arrived at 8:17)

**STAFF**

Jon Myers  
Nathan Bilger  
Jennifer Stephenson  
Jana Schinbeckler

**GUESTS**

Drew Welborn – Whitley Manufacturing  
Steve Western

**CALL TO ORDER:** President Jim Argerbright called the meeting to order at 8:00am.

**IN THE MATTER OF MINUTES:** The minutes for the August 15, 2017 meeting were presented for review. Mr. Overdeer motioned the August 15, 2017 minutes be approved as presented; Mr. Schrader seconded the motion; Motion passed 4-0 with Mr. Kessler abstaining.

**SPEC BUILDING PRESENTATION:** Mr. Drew Welborn was present to speak about the possible spec building due to the positive interest at the last RDC meeting. Mr. Welborn had reached out to the Regional Marketing Partnership regarding the number of spec buildings in northeast Indiana. As of two weeks ago, there were four available. However, two were close to being leased. The Marketing Partnership thought the inventory in northeast Indiana is extremely low and believes it would be a good time to do another spec building. IEDC also provided information pertaining to what site selectors are requesting in a spec building. Twenty-five percent of people who have contacted them have wanted a building with 75,000 to 100,000 square feet with eave heights of 25 feet located near rail. Mr. Welborn presented a draft letter of intent for review by the commission and legal counsel. Mr. Myers asked about a time frame for this project, with Mr. Welborn responding that it would make a good winter project, depending on financing. Mr. Argerbright asked that two commission members be in charge of this project. Mr. Overdeer and Mr. Kessler volunteered to oversee this project with Mr. Myers being the point person.

**SDI EXPANSION UPDATE:** Mr. Myers reported that SDI is moving forward, however the biggest issue facing everyone is that the city does not have the additional sewer line capacity for the expansion. There are four different options being looked into which include: upgrading the

current line to add capacity, SDI building an on-site treatment facility, working with the city to build a dedicated line, or to work on a new line taking the sewer east instead of west. SDI would like to be up and operational by the end of next year, and are hoping for a decision by the end of this week.

**MISCELLANEOUS MATTERS:** Mr. Myers updated the commission that there is someone interested in the Coupled Products building.

Mr. Myers also noted that American LandMaster is looking to start hiring in mid to late September.

Mr. Boxberger has spoken to Mr. John Whiteleather regarding the Redevelopment Commission being party to the school bids in a limited capacity. The first payment to the school will be the end of 2018.

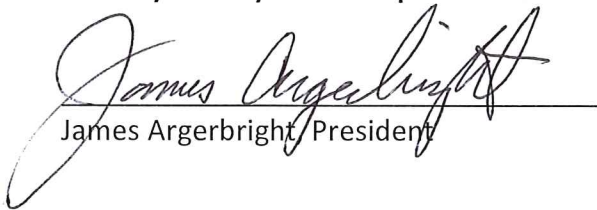
Mr. Argerbright wanted to compliment Mr. Bilger and staff on the recent meetings that have been held regarding agricultural zoning.

Mr. Bilger added information regarding American LandMaster. They are on the schedule for the September County BZA meeting to get approval for their retail component.

**IN THE MATTER OF CLAIMS:** Claims for check run dated August 15, 2017 were reviewed and consisted of Carson Boxberger for \$2,452.50, Reelcraft for \$18,098.82 and Star Bank for \$132,657.30. Mr. Overdeer motioned to approve the claims, seconded by Mr. Kessler; Motion passed 4-0 with Mr. Argerbright abstaining.

There being no further business or public comment, the meeting was adjourned at 8:46am.

**Whitley County Redevelopment Commission**

  
James Argerbright, President

Attest:

  
Michael Schrader, Secretary