

MINUTES
WHITLEY COUNTY REDEVELOPMENT COMMISSION

Wednesday, December 27, 2017

WHITLEY COUNTY GOVERNMENT CENTER
1st FLOOR-COMMISSIONERS/COUNCIL MEETING ROOM

MEMBERS PRESENT

Jim Argerbright
Michael Schrader
Bill Overdeer
George Schrumpf
Jill Western

LEGAL COUNSEL

Andy Boxberger

ABSENT

Frank Kessler

STAFF

Jon Myers
Nathan Bilger
Jana Schinbeckler

GUESTS

Lana Beregszazi – BCS Management
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 December 12, 2017 meeting were presented for review. Mr. Overdeer motioned the December 12, 2017 minutes be approved as presented; Mr. Schrader seconded the motion. Motion passed with a 3-0 vote, with Mr. Schrumpf abstaining.

BCS MANAGEMENT CONTRACT:

The contract is to be billed monthly. Mr. Schrumpf motioned for the approval of the contract as modified and with Attorney Boxberger's approval; Mr. Schrader seconded the motion. Motion passed with all in favor.

STATUS UPDATE ON SDI SEWER PROJECT:

Ms. Beregszazi presented an update on the SDI sewer status. The core committee selected the CR 300S route as the favored routing, with it beginning at the 600E lift station since there is a newer section of pipe that can be reused between 600E and 700E. SDI was made aware of the route selection. RFPs for survey and geotechnical work were sent out based on the route selection, with a deadline of 12/26 for submittal. Some firms declined to submit proposals due to the required timeline. The received proposals would still need legal review.

Ms. Beregszazi presented a scoring sheet for the proposals. She recommended using Miller Land Survey for the ground survey, as they are already involved with SDI on-site. She stated that while Patriot Engineering had the lowest proposed cost, it was half the price of the other two proposals and so further investigation would be needed to ensure that all the items of the

RFP were included. Pending counsel approval, Ms. Beregszazi recommended using Miller for ground survey and Williams for aerial survey, and Patriot for geotechnical if they met expectations, with getting the vendors started by Friday the 29th.

For vendor bills that come in early 2018, the Commission stated a preference to pay them out of cash on hand and then move on to using the bond proceeds once contracts and financing had been finalized with the City.

Mr. Schrumpf motioned to approve the vendors with legal review and allow Ms. Beregszazi to sign contracts; Mr. Overdeer seconded the motion. Motion passed with all in favor.

PROPOSAL FOR DEVELOPMENT AT RAIL CONNECT:

Mr. Myers presented that Whitley RC had put together a proposal for the last 50 acres at Rail Connect. He stated he had two concerns: that the proposal would include that the RDC does not do any other specific building until this spec building is leased for ten years, and whether this would include getting the remaining dirt work complete. He reminded the Commission that this proposal was made by Joe D'Italia and Simon Dragon as investments by themselves, not on behalf of the company. Mr. Myers would continue to review the proposal with them.

UPDATE ON BROADBAND INTERNET PROJECT:

Mr. Myers presented an update on the fiber optic project. The Commission wondered if Centurylink was interested in providing fiber hook ups since they already have a network in the county. Mr. Myers stated that they typically were not receptive to doing so. The Commission discussed various ideas regarding getting broadband service throughout the county. Mr. Schrumpf stated that perhaps the best thing to do would be to put out an RFP and see what responses are received.

DONOHUE CONTRACT:

Mr. Myers and Ms. Beregszazi discussed the contract with Donohue and Associates for the SDI sewer engineering. Donohue had accepted most of Mr. Boxberger's changes, with a few needing to be confirmed by the senior management. Mr. Overdeer motioned to accept the contract subject to Attorney Boxberger's approval, seconded by Mr. Schrader. Motion passed with all in favor.

MISCELLANEOUS MATTERS:

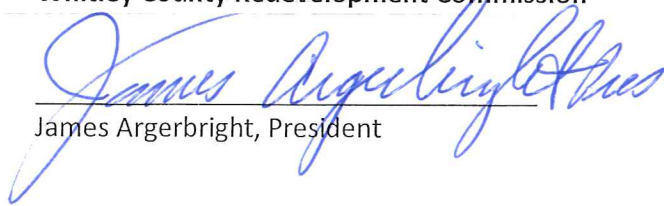
Mr. Bilger announced that Jenny Stephenson would be transferring to the Engineering Department as of the first of the year. A replacement for her position would be sought in the coming weeks.

IN THE MATTER OF CLAIMS:

Mr. Schrumpf motioned to approve the claims, seconded by Mr. Schrader. Motion passed with all in favor.

There being no further business or public comment, the meeting was adjourned at 9:25am.

Whitley County Redevelopment Commission



James Argerbright, President

Attest:



Michael Schrader, Secretary

GUEST LIST

Whitley County Redevelopment Commission

December 27, 2017

NAME (please print)

COMPANY

Lana Beregszai

BCS Management

Jay M. 13

WLED

Steve / Alberto