

MINUTES
WHITLEY COUNTY REDEVELOPMENT COMMISSION
Tuesday, April 24, 2018

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

MEMBERS PRESENT

Michael Schrader
Jill Western
George Schrumpf
Jim Argerbright

LEGAL COUNSEL

Andy Boxberger

ABSENT

Frank Kessler
Kim Wheeler

STAFF

Jon Myers
Nathan Bilger
Jennifer Shinabery
Jana Schinbeckler

GUESTS

Alan Tio – MKS
Steve Western
Mike Cook – Columbia City Wastewater Department

CALL TO ORDER:

Mr. Argerbright called the meeting to order at 8:00 am and read roll call.

IN THE MATTER OF MINUTES:

The minutes for the March 27, 2018 regular meeting were presented for review. Mr. Schrumpf motioned to approve the March 27, 2018 regular meeting minutes as presented; Mr. Schrader seconded the motion. The motion passed unanimously. The minutes for the April 10, 2018 regular meeting were presented for review. Mr. Schrader motioned to approve the April 10, 2018 regular meeting minutes as presented; Mr. Schrumpf seconded the motion. Due to Mr. Argerbright abstaining from the vote, resulting in lack of a quorum, the vote was postponed until the next regular meeting. The memorandum for the April 17th executive session was presented for review. Mr. Schrader motioned to approve the April 17th executive session memorandum; Mr. Schrumpf seconded the motion. The motion passed unanimously. The minutes for the April 17, 2018 special meeting were presented for review. Mr. Schrumpf motioned to approve the April 17th special meeting minutes; Mr. Schrader seconded the motion. The motion passed unanimously.

US30 SEWER CROSSINGS PROJECT BID OPENING:

There was only one bid presented to the Commission. Mr. Schrumpf opened the bid, which was from HRP Construction, Inc., 5777 Cleveland Road, South Bend, IN in the amount of \$463,330.00. The Commission decided Mr. Bilger would forward the bid proposal to Donohue & Associates, Inc. for review.

SDI-COLUMBIA CITY SEWER PROJECT UPDATE:

Attorney Boxberger explained that he was currently reviewing a definitive agreement. He stated that they had received an estimate on pump and haul, which would add an additional expense ranging from \$400,000 to \$1.3 million. He explained that Ms. Beregszazi is working on land acquisition for the lift stations and County Attorney Shipman is investigating the dedication of road right-of-way. He reviewed the previously mentioned bond limitations and the possible effects on the project and future connection capability. He explained that Donohue & Associates, Inc. are looking into creative ways to solve the issue. The Commission discussed this issue and the risks and concerns involved.

PARK 30 BUSINESS CENTER PROJECT:

Mr. Tio reviewed the project and explained that discovery was recently made that the existing drainage system will not be sufficient and the development will require a retention pond, which results in an additional investment. Following discussion of the proposed timeline for the project, the Commission requested a breakdown of the expected expenses, which Mr. Tio anticipates providing at the next regular meeting.

BROADBAND AGREEMENT:

Mr. Myers explained that the agreement with Indiana Fiber Network had been reviewed and approved by legal counsel and signed by the County. Following brief discussion, the agreement was signed by President Argerbright and Vice-President Schruppf.

COUPLED PRODUCTS AGREEMENT:

Attorney Boxberger stated that the Reimbursement Agreement for Phase II Environmental Investigation of the property was finalized and includes repayment upon 10 year lease or longer, as well as sale of the property. The contract amount is \$36,046.00.

MISCELLANEOUS MATTERS:

The Commission discussed and decided to keep the regular meeting scheduled for May 8, 2018 at 8 am, even though it is Primary Election Day, a scheduled holiday for County employees.

Mr. Bilger mentioned that the Union 12 reception hall on Lincolnway is now open and Holiday Inn Express in Columbia City received a temporary certificate of occupancy yesterday. He also informed the Commission of a possible upcoming Essex building expansion.


IN THE MATTER OF CLAIMS:

Claims were reviewed and consisted of: Donohue & Associates, Inc. for \$16,074.50 and \$3,000.85, H.J. Umbaugh & Associates for \$2,740.00, BCS Management, Inc. for \$6,359.20, Patriot Engineering & Environmental, Inc. for \$14,732.50, Board Member Stipends (Argerbright and Schrader) for \$700.00, The Post & Mail for \$82.32, Advanced Assembly for \$235,000.00, Gator Cases, Inc. for \$30,200.00, Northeastern REMC for \$497.71, and Economic Development Corporation for \$6,250.00.

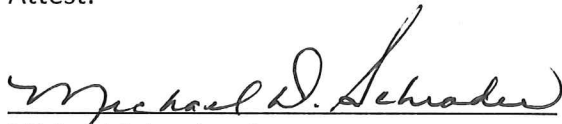
Attorney Boxberger explained that the issue with Patriot Engineering & Environmental, Inc. regarding financial responsibility for hitting the utility line was still being worked out.

There being no further business or public comment, the meeting was adjourned at 8:55 a.m.

Whitley County Redevelopment Commission


James Argerbright, President

Attest:


Michael Schrader, Secretary

