

**MINUTES**  
**WHITLEY COUNTY REDEVELOPMENT COMMISSION**  
**Tuesday, March 16, 2021**

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

<b>MEMBERS</b>	<b>PRESENT</b>	<b>ABSENT</b>	<b>STAFF</b>	
Jim Argerbright	X		Nathan Bilger	Cami Hippenhammer
Frank Kessler	X		Mark Cullnane	Dale Buuck
Michael Schrader		X	Jana Schinbeckler	Tiffany Forrester
George Schrumpf	X		<b>LEGAL COUNSEL</b>	
Kim Wheeler	X		Andy Boxberger	
Jill Western		X	<b>GUESTS ON-LINE/PHONE</b>	
<b>GUESTS IN ATTENDANCE</b>				
Lana Beregszazi	Steve Western			

**CALL TO ORDER**

Mr. Argerbright called the special meeting to order at 8:00 a.m.

**ROLL CALL**

Mr. Argerbright read roll call. All members present and absent are listed above.

**LARWILL SEWER PROJECT UPDATE**

Ms. Beregszazi stated that easements were re-signed to correct an error and should be ready to record shortly. The IDEM permit was issued the previous week, so the contractor was now scheduling the project and ordering materials and equipment. An initial invoice from the contractor could be expected soon. A preconstruction walkthrough of the project was scheduled for Thursday, and she invited the members to attend.

She stated that a "no connection" letter had been sent to Zumbrun on behalf of Larwill. The letter specified that if Zumbrun desired or needed to connect later, the property owner would be obligated for the expense. The Town was also concerned about providing maintenance for the new grinder pumps, which BCS was working with them to address. Mr. Kessler asked if Pierceton had personnel familiar with grinder pumps that could be used as well. Ms. Beregszazi stated that would be researched. Larwill was also planning to conduct a rate study in the near future.

Mr. Schrumpf asked if the sewer would be transferred to the Regional Sewer District. Mr. Boxberger responded that the agreement with the Town would transfer the sewer to the Town, but they could work out their own deal with the RSD if they wanted to do so.

Mr. Wheeler asked about the updated bid. Ms. Beregszazi explained that A&B Boring had submitted an updated bid as a change order, in the total amount of \$110,500, an increase of \$6,500 from the base bid. There was a brief discussion about the bids and change order. Mr. Wheeler made a motion to approve the change order in the amount of \$6,500; Mr. Kessler seconded. Motion passed by roll call vote, 4-0.

Ms. Beregszazi also asked if the Commission had preference on the construction inspection engineer, and whether using the design engineer would cause concerns. Mr. Schrumpf suggested using ERI as the inspection engineer. Ms. Beregszazi would contact them to get quotes for the work.

#### **GATEWAY PARK DRAINAGE UPDATE**

Mr. Buuck explained that ERI was scheduled to attend the regular meeting the following week, but since it was rescheduled, they would present at the first meeting in April. Mr. Bilger noted the comments from ERI on the drainage design that had been distributed. A permanent drainage easement between PDQ and AGA would be necessary. An agreement to use the PDQ drainage area near the river as the drainage outfall was also recommended. Mr. Boxberger was asked to draft an appropriate agreement and easement. The other notes regarded possible construction easements or locations that should have adjacent property owners notified.

#### **SAILRITE DEVELOPMENT AGREEMENT**

Mr. Buuck presented the proposed Development Agreement with Sailrite to construct some of the public improvements associated with their building expansion project. The Commission had previously approved the concept in the amount of up to \$145,000 for improvements and \$45,000 for training in lieu of a tax abatement. Mr. Boxberger provided details of the proposed agreement, noting that drainage, ADA compliance measures, and other items could be considered as applicable improvements.

Mr. Argerbright noted that there were claw-back provisions. Mr. Boxberger explained that the project would need to be completed within 18 months, or the incentive be paid back.

Mr. Schrumpf made a motion to approve the Development Agreement with Sailrite; Mr. Kessler seconded. Motion passed by roll call vote, 4-0.

#### **RAIL CONNECT LOT 4 SPEC BUILDING**

Mr. Buuck stated that he was talking with Drew Welborn about construction of a 30k-50k sq. ft. spec building on the Lot 4 of Rail Connect. As had been previously discussed, there was concern about the soil quality of the lot, so soil borings were recently completed by GME. Mr. Bilger summarized the findings of report. As expected, there was a lot of fill on each boring, with #9, the nearest to 300S, being entirely fill to the 15' bore depth. The compaction of the fill was not completely certain, but it appeared that most areas were not to be sufficient for the bearing capacity desired.

He stated that to achieve a "shovel-ready site," the property would need to be scraped and recompacted correctly, which would be expensive given the depth of some of the fill. If a building location were determined, regrading and compaction only of the area needed for a building could be possible. Alternatively, construction using piers could be an option to avoid the soil quality issues. That would be cost-prohibitive for most buildings, but for a spec building that the Commission was participating in constructing, it might be more feasible.

Mr. Buuck stated he would review the options with Mr. Welborn and would bring conceptual plans to the next Commission meeting.

#### **MISCELLANEOUS MATTERS**

Mr. Buuck stated that he was working with MKS on locating a data center company interested in an 8-acre lot in Park 30. It would be roughly 100k sq. ft., with a high value of personal property. REMC was looking into providing some incentives, and he may bring proposed incentives to the Commission or

Council. Mr. Boxberger commented that if this could be considered a spec building, the Commission would need to watch the wording of the Rail Connect spec building agreement. Previous agreements had a non-compete clause that would prevent participating in multiple spec building projects. Mr. Argerbright asked about the status of the road project with MKS. Mr. Bilger stated that it appeared the asphalt edges was the remaining major item, along with erosion control stabilization. Asphalt would need to wait for warmer weather. A new manager took over the project for MKS. Mr. Wheeler asked if this would be the last lot in Park 30. Mr. Buuck stated that after this, there would be one, maybe two, 2-acre lots left.

Mr. Buuck stated that Restoration Medical Polymers could be looking to do a project; if so, he could bring incentive requests. Mr. Boxberger reminded the Commission that if this request included personal property, it would need to be set up as a designated taxpayer.

Mr. Buuck summarized the first Development Sites Committee meeting. Mr. Argerbright and Buuck and Eric Yung of REMC had met and brainstormed on potential properties around the county that could be suitable for development. He anticipated a driving tour of some identified sites soon.

Mr. Boxberger stated that Shively Warehouse had finally responded to the request to transfer the Rail Connect sign easement on their property to the Rail Connect owners association. They were agreeable to do so, but they also would be terminating the easement at the end of the term in 5 years.

Mr. Bilger stated that Sailrite had received Development Plan approval with no major issues noted. The Comprehensive Plan update public meeting had been held recently, with on-line input still being taken. The US 30 local committee had met on INDOT's announcement of a US 30 study; they were expecting to update the plan document in 2021. Mr. Kessler asked if the J-turn at 500E was still planned; Mr. Bilger stated that it was still on the schedule since the contract had already been let.

#### **CLAIMS**

Claims were presented for review. The claims consisted of: BCS, \$3,272.34; GME, \$2,700.00; Carson LLP, \$2,712.00; Rail Connect Owner Association, \$652.08; and Northeastern REMC, \$131.06. Mr. Cullnane noted that the REMC utility bill had already been paid. Mr. Buuck stated that he was awaiting response from REMC about the question regarding buying out the rest of that lighting contract.

Mr. Schrumpf made a motion to approve the claims as presented. Mr. Wheeler seconded; the motion passed by roll call vote, 4-0.

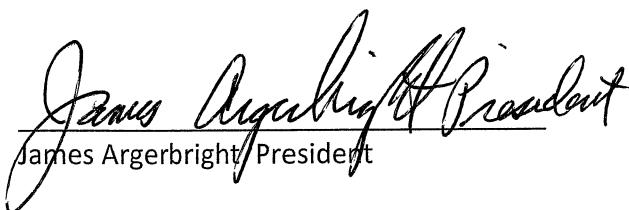
#### **IN THE MATTER OF MINUTES**


Minutes for the February 23<sup>rd</sup> meeting were presented for review. Mr. Kessler made a motion to approve the minutes as presented; Mr. Schrumpf seconded. The motion passed by roll call vote, 3-0-1, with Mr. Wheeler abstaining since he was not present at the meeting.

Being no further business, Mr. Argerbright declared the meeting adjourned at 8:47 a.m.

**WHITLEY COUNTY  
REDEVELOPMENT COMMISSION**

**ATTEST:**

  
James Argerbright, President

  
Michael Schrader, Secretary