

MINUTES
WHITLEY COUNTY REDEVELOPMENT COMMISSION

Tuesday, April 13, 2021

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

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

CALL TO ORDER

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

ROLL CALL

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

IMPACT CNC FIRE SUPPRESSION BID OPENING

Mr. Boxberger explained that as part of the Impact CNC Economic Development Agreement, a fire suppression system could qualify as an improvement. He stated that given the expected cost, at least three bidders had to be contacted for bids more than seven days ahead of the bid opening. Two responded. Mr. Argerbright stated that the bids would be reviewed by Mr. Wilcoxson on behalf of Impact CNC and the Commission. Mr. Boxberger stated that due to the time sensitivity of the project, he could be authorized to proceed with the responsible and responsive bid. The bidders and amounts were:

Shambaugh & Sons	\$157,500
VFP Fire Systems	\$131,529

Mr. Boxberger stated that the apparent low bidder is VFP and Troy could move ahead with them if the Commission agrees. Mr. Schrumpf made a motion to approve the bid of VFP of \$131,529 for the Impact CNC fire suppression system, if they meet the requirements of the bid as determined by Mr. Wilcoxson; Mr. Schrader seconded. Motion passed, 5-0.

2020 ANNUAL REPORT

Mr. Bilger provided a draft of the 2020 Annual Report for the Commission's review and approval. He explained that it was still a draft as the included list of parcels was not yet finalized. He and Jana stated the software would be corrected and a final list would be finished by the April 15 state deadline. He briefly summarized the report, noting that the unemployment rate for the county rebounded well from the peak in April 2020 and was among the lowest 10% in the country. Major accomplishments for 2020 included the start of the Larwill sewer and Gateway Park drainage projects, high school construction

and completion, lotron bond incentive, and several training grants. Expenditures for the year were about \$4.5M, revenues were about \$4.6M, with a year-end balance of about \$6.3M.

Ms. Western thanked him for the good report.

Mr. Kessler made a motion to approve the 2020 Annual Report, with the list of parcels to be added when completed; Mr. Wheeler seconded. Motion passed, 5-0.

POTENTIAL INDUSTRIAL SITES DISCUSSION

Mr. Buuck presented several properties with potential for industrial development that the development committee had reviewed recently. He summarized the strengths and constraints for development of the following sites:

26 acres owned by Jerry Busche on 100S

Site on the north side of 100S, across from Sailrite

East of Chromasource and Advance Assembly on Yellow River Road

Mr. Boxberger noted that while the site on the north side of 100S is not within the TIF, because it is adjacent, the statute provides that TIF revenues could be used on it. However, any increment from the property could not be received without amending the TIF. Ms. Western expressed concern about the impact of any expansion of the TIF on the school system.

Mr. Argerbright said that in the past week, he and Mr. Buuck had visited these properties and looked at the Hinen property west of Rail Connect as well. He suggested that an engineer could be hired to evaluate the properties in more detail. He acknowledged that properties in Churubusco and Larwill would be looked at in more detail in the future.

There was further discussion about the Hinen property, availability of utilities, and how to engage municipal utilities and the Regional Sewer District. After discussion, there was consensus for ERI to evaluate the property.

RESTORATION MEDICAL POLYMERS TRAINING GRANT

Mr. Buuck stated that RMP had been considering a training grant, but they now preferred to seek a tax abatement. Mr. Buuck would continue working with them.

MISCELLANEOUS MATTERS

Mr. Boxberger stated that the bids for the Gateway Park drainage project were still on schedule to be opened on the April 27th meeting. He stated that several areas of work outside of the right-of-way still need more easements, which he was working on.

Mr. Bilger stated that Paige's Crossing had been sold and the transfer to the new owner was in progress. Mr. Schrupf asked if it would remain the same; Mr. Bilger stated that he assumed so.

Mr. Bilger provided an update on the County Comprehensive Plan update progress. He said that it should be up for Plan Commission approval in May. There likely will be no major changes affecting any of the TIF areas, but some of the Economic Development and Quality of Life recommendations may involve action by the Commission.

Mr. Argerbright stated that the budget would need to be done earlier than usual. Ms. Schinbeckler stated that the budget approval was pushed up by the state, so budget submissions needed to occur by May 7th. Mr. Kessler said he would be out until May 3rd, but he would get with Ms. Schinbeckler and

Mr. Bilger after returning. Mr. Bilger reminded the Commission that it might consider passing through some increment in the upcoming budget, as had been discussed the previous year.

Mr. Buuck announced that Sailrite would be holding a groundbreaking for its expansion the next day.

CLAIMS

Claims were presented for review. The claims consisted of: ERI, \$1,520.00; Whitley County Economic Development Corporation, \$8,000.00; Frank Kessler, \$450.00; and Michael Schrader, \$375.00.

Mr. Schrumpf made a motion to approve the claims as presented. Mr. Wheeler seconded; the motion passed, 5-0.

IN THE MATTER OF MINUTES

Minutes for the March 30th meeting were not yet prepared and would be presented for review at a future meeting.

Being no further business, Mr. Argerbright declared the meeting adjourned at 8:40 a.m.

**WHITLEY COUNTY
REDEVELOPMENT COMMISSION**

ATTEST:


James Argerbright, President

Michael Schrader, Secretary