

MINUTES
WHITLEY COUNTY REDEVELOPMENT COMMISSION

Tuesday, May 10, 2022

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

MEMBERS	PRESENT	ABSENT	STAFF	
Jim Argerbright		X	Nathan Bilger	Scott Wagner
Chad Banks	X		Brent Bockelman	Tiffany Deakins
Frank Kessler	X		Cami Hippenhammer	
Michael Schrader	X			
Kim Wheeler	X			
Jill Western	X			
GUESTS IN ATTENDANCE			LEGAL COUNSEL	
Jon Myers			GUESTS ON-LINE/PHONE	
			Dale Buuck	

CALL TO ORDER

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

ROLL CALL

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

100 SOUTH PROPERTY

Mr. Boxberger discussed the agreement drawn up for the 100 South Property. He stated that it would be an agreement with Roger's Realty. The agreement would be for fifty percent of the development cost associated with public improvement items in exhibit A of the agreement, with a cap of \$17,750.

Mr. Schrader made a motion to approve the agreement for the proposed \$17,750 as presented. The motion was seconded by Mr. Banks. The motion passed with a vote of 4-0.

Mr. Buuck stated that Mr. Wilcoxson is ready to move quickly on the discussed plans of constructing a 30,000 sq. ft. building on the site described.

Clarification was made as to confirm the authority of Mr. Kessler to sign the agreement.

RAIL CONNECT PROPERTY

Mr. Buuck discussed the Rail Connect Property. He stated that the appraisal on the property had come in. With the work needed to be done to make the site buildable, the appraisal came in negative. He is now waiting on an offer on the property from American Landmaster's parent company. Mr. Boxberger explained the process of closing on the first property before including the second lot as a sale to adjacent property owner.

LARWILL SEWER PROPERTY OWNER NOTIFICATION.

Mr. Boxberger explained that the letter of notification would be sent out within the week.

REPORT ON THE BUSINESS VISIT TO SAILRITE

Mr. Schrader discussed the visit to Sailrite and provided a recap of the visit and explained the growth that is still planned for the facility. Mr. Kessler expanded by discussing the internet business and third generation being involved. Mr. Bilger asked about ideas for the next business visit. Mr. Schrader recommended Whitko Career Academy. Mr. Banks suggested ChromaSource. Mr. Bilger mentioned Advanced Assembly, Shively Grain, and Reelcraft as options in the future. The decision was made to visit Whitko Career Academy. Mr. Buuck stated that he would arrange the visit.

FUTURE PROJECTS PLANNING MEETING

Mr. Bilger discussed the need for a meeting to discuss future projects for budgeting purposes. He stated that the meeting would need to take place before the Annual Determination that would be due in June. It was decided that Mr. Argerbright would represent the Commission and participate in this meeting.

MISCELLANEOUS MATTERS

Mr. Buuck discussed Bercot finishing up some electrical issues with lighting and seeding some areas at the Gateway project.

WHITKO CAREER ACADEMY REQUEST

Mr. Buuck discussed a Cyber Security Program that Whitko Career Academy is looking to implement. He stated that the program would support the Union TIF and be available to other students across the County. Mr. Buuck discussed the importance of Cyber Security to the area industries.

Jon Myers discussed the Cyber Security program. He expanded on recent issues with Department of Defense supply chains depending on overseas industries. Especially during the pandemic. He stated the ability to shorten that supply chain with industries located in Whitley County. Standards are being set in manufacturing for Cyber Security with the Department of Defense. This would implement Certification for manufacturers to comply with in order to deal with, and sell product to, the Department of Defense. He stated that advantage of having a local institution able to provide the certification needed to fill these positions and give our local manufacturers a leg up in being suppliers for the prime contractors.

Mr. Buuck discussed a visit that he and Mr. Kessler made to the Whitko Career Academy to discuss the requested assistance. He explained the request for \$119,200 included computers, software packages, and other classroom supplies. Mr. Kessler described that the plan would be to have the students work directly with the local companies as a type of apprenticeship. He stated that the request was well organized and would benefit the TIF and the entire county. The decision was made to table the decision until the next meeting so that the Commission could hear directly from the Whitko Career Academy representatives. This would also allow for time to visit the location and an agreement to be ready for the next meeting.

Mr. Kessler asked for additional items of discussion.

Mr. Bilger Stated that the Churubusco TIF Districts had been formally established.

CLAIMS

Claims were presented for review. The claims consisted of:

Payroll Voucher	\$600.00	Mr. Kessler & Mr. Schrader
VFP Fire Systems	\$11791.20	Impact CNC

Union Twp Trustee	\$50000.00	<i>Semi Annual TIF Distribution</i>
VFP Fire Systems	\$7869.02	<i>Impact CNC</i>
Carson LLP	\$432.00	<i>Legal Services March 2022</i>
Carson LLP	\$2544.00	<i>Legal Services April 2022</i>
Whitley County EDC	\$10000.00	<i>Services 01/01/2022-03/31/2022</i>

Mr. Banks made a motion to approve claims as presented. Mr. Wheeler seconded. Motion passed by a vote of 4-0.

Mr. Wheeler asked about amount determination on the Larwill Sewer and engineering. Mr. Bilger stated that all outstanding billing left is through BCS.

IN THE MATTER OF MINUTES

Minutes for the April 12, 2022, meeting were presented for consideration. Mr. Banks made a motion to approve the minutes as presented. Mr. Wheeler seconded the motion. Motion passed with a vote of 4-0.

With there being no further business, Mr. Kessler declared the meeting adjourned at 8:37 A.M.

WHITLEY COUNTY
REDEVELOPMENT COMMISSION

ATTEST:

James Argerbright, President

Michael Schrader, Secretary