

**MINUTES**  
**WHITLEY COUNTY REDEVELOPMENT COMMISSION**  
**Tuesday, May 22, 2018**

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

**MEMBERS PRESENT**

Michael Schrader  
Jill Western  
George Schrumpf  
Jim Argerbright  
Frank Kessler  
Kim Wheeler

**LEGAL COUNSEL**

Andy Boxberger

**STAFF**

Jon Myers  
Nathan Bilger  
Jennifer Shinabery

**GUESTS**

Alan Tio – MKS  
Mike Cook - Columbia City Wastewater Dept.  
Steve Western

**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 May 8, 2018 regular meeting were presented for approval. Mr. Kessler made a motion to approve the May 8, 2018 regular meeting minutes as presented; Mr. Wheeler seconded. The motion passed unanimously.

**SDI-COLUMBIA CITY SEWER PROJECT UPDATE:**

Mr. Myers and Mr. Bilger explained that the processes of obtaining easements and right-of-way assumption are moving forward. Attorney Boxberger stated there is not yet an agreement from SDI for the City. Mr. Bilger stated that Ms. Beregszazi had emailed that she would not be able to attend this meeting. She communicated that at a recent meeting, the SDI redundancy expectation mentioned in the previous meeting had been addressed, and SDI is not asking for additional funds in redundant infrastructure. She had also mentioned that a purchase agreement for land acquisition will need to be signed once finalized. Mr. Bilger also stated that 30% design drawings were submitted last week for the Force Main and are currently under review. The Commission discussed their concerns and resulting desire to have more surety that the project would be moving forward before incurring any more expenses. Mr. Cook mentioned there would be a public hearing on the PER held this evening at the City Council.

**US-30 SEWER CROSSINGS PROJECT UPDATE:**

The agreement between the RDC and HRP Construction, Inc. was received yesterday and brought to the meeting for signatures. Mr. Schrumpf made a motion to approve the contract pending legal review; Mr. Schrader seconded and the motion passed unanimously. Mr. Bilger mentioned that a pre-construction meeting has been tentatively scheduled for May 31<sup>st</sup> at 10 a.m.

**PARK 30 BUSINESS CENTER PROJECT:**

Mr. Myers reviewed the development, recommending the Commission favorably refer the tax abatement request to the Whitley County Council for consideration. He explained that the developer, PB Development, LLC, is requesting a ten-year tax abatement, rather than training reimbursement, as their employees will be highly skilled. He also reviewed the EDC's cost-benefit summary. Mr. Bilger clarified that the request was not for the full fifteen acres, which Mr. Myers positively confirmed. Following discussion, Mr. Schrader made a motion to recommend the tax-abatement request to the Council; Mr. Wheeler seconded and the motion passed unanimously.

Additionally, Mr. Tio explained that he would be receiving a cost estimate for site preparation work yet today.

**RAIL CONNECT BUSINESS PARK PROJECT UPDATE:**

Mr. Myers explained the progress of the site development plans. Attorney Boxberger pointed out that the rent amount is \$190,000, which is an increase from the \$140,000 that was in the original agreement.

**COUPLED PRODUCTS UPDATE:**

Attorney Boxberger presented the final Reimbursement Agreement for the Phase II Environmental Screening Investigation that was approved at the February 13, 2018 meeting. He also brought a prepared mortgage. The agreement was signed by the Commission.

**MISCELLANEOUS MATTERS:**

Ms. Western addressed a concern expressed by the school administration regarding the payment schedule. Attorney Boxberger confirmed the payment schedule had been sent to the necessary parties via email in March of 2018.

**IN THE MATTER OF CLAIMS:**

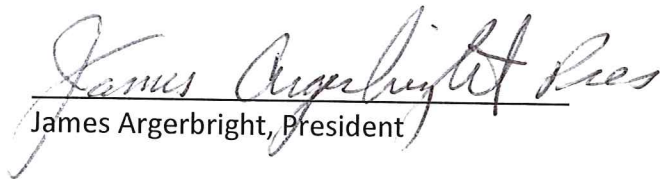
Claims were reviewed and consisted of: Raymond Dittmer for \$2,922.86, Northeastern REMC for \$497.71, The Post & Mail for \$30.00, Pyrotek, Inc. for \$2,115.00, BCS Management, Inc. for \$4934.45, and Donohue & Associates, Inc. for \$1,140.50. Mr. Wheeler moved to approve the claims; Mr. Schrumpf seconded. The motion passed unanimously.

There was discussion regarding the continued REMC invoices for their street lighting at 2630 S. 800 East, which has not been reimbursed since 2013. Mr. Myers will follow up on this issue.

Mr. Bilger mentioned a way under the current accounting system to be able to begin tracking project expenses. He also mentioned reviewing the budget with Mr. Kessler prior to the next meeting.

There being no further business or public comment, the meeting was adjourned at 8:43 a.m.

**Whitley County Redevelopment Commission**

  
James Argerbright, President

Attest:

  
Michael Schrader, Secretary