

**MINUTES**  
**WHITLEY COUNTY REDEVELOPMENT COMMISSION**  
**Tuesday, June 12, 2018**

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

**MEMBERS PRESENT**

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

**LEGAL COUNSEL**

Andy Boxberger

**STAFF**

Jon Myers  
Nathan Bilger  
Jennifer Shinabery  
Jana Schinbeckler  
Sierra Lehman, Intern

**GUESTS**

Alan Tio – MKS  
Steve Western  
Lana Beregszazi - BCS

**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 22, 2018 regular meeting were presented for approval. Mr. Schrader made a motion to approve the May 22, 2018 regular meeting minutes as presented; Mr. Kessler seconded. The motion passed unanimously.

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

Ms. Beregszazi reviewed her project status report, highlighting the most urgent issues, including land and easement acquisitions, which are hindered due to lack of signed agreements. She explained the current status of the easement process and requested direction regarding the threshold for requested compensation of those easements. Attorney Boxberger explained the legal processes involved depending on the total amount to be paid and suggested obtaining a local estimate of the value per foot of the easements, working with Donohue & Associates, and return to the Commission next meeting with an amount. The Commission agreed this was a fair approach. Regarding the land acquisition, Attorney Boxberger explained that due to the agreed upon price, the next step is to have two appraisals completed.

Mr. Bilger explained the process and the status of determining the *apparent* rights-of-way of Raber Road and CR 300S, so as to convert them from *assumed* rights-of-way. The Commissioners are expected to adopt an ordinance on that in July.

Attorney Boxberger discussed the two agreements yet to be finalized and signed - the interlocal agreement with Columbia City and the definitive agreement with SDI, explaining possible areas of concern and interest for the Commission to consider. Ms. Beregszazi explained the urgency of the interlocal agreement. She explained that the city's finance package, which has an impending submission deadline, requires validation of the county's contribution. Following discussion, Mr. Schrumpf made a motion to authorize Attorney Boxberger to draft a letter on behalf of the Commission to the Indiana Finance Authority, confirming their financial contribution of \$2,500,000.00 to the project; Mr. Wheeler seconded and the motion passed unanimously. The Commission expressed continuing concern over the lack of signed agreements.

Ms. Beregszazi reviewed the appendices of the definitive agreement that are of some concern and still in working progress, discussing in greater detail Appendix F and G, the "Alternative Disposal Plan" and "IAM and National Oil Relocation Costs."

**RAIL CONNECT BUSINESS PARK SPEC BUILDING PROJECT UPDATE:**

Attorney Boxberger discussed the status of the agreement, explaining that likely by the next meeting the agreement will be ready for signatures. He clarified that Mr. Myers explained that once an agreement has been finalized, he will present tax abatement for discussion. He also briefly reviewed potential companies that were interested in the building. Mr. Bilger explained that he had met with the engineer on a preliminary design and discussed the possibility of extending Rail Connect Drive across the parcel in order to serve future development to the west. He also mentioned the replat was ready for signatures following the meeting.

**REVIEW OF PB DEVELOPMENT/MKS INFRASTRUCTURE FUNDING:**

Mr. Myers reviewed the estimates requested by the Commission and prepared by MKS of the cost of undertaking the proposed cul-de-sac and water retention projects versus simply funding the site development for this one project. He also asked the Commission if it would be acceptable for him to approach the County Commissioners about funding the project with their on-site/off-site CEDIT funds and then have the RDC reimburse those expenses. Following brief discussion, the consensus was agreeable.

**COUPLED PRODUCTS UPDATE:**

Mr. Myers explained that the agreement has been signed and the project is moving forward.

**2019 BUDGET:**

Mr. Bilger reviewed the 2019 proposed budget, explaining that Mr. Kessler, Ms. Schinbeckler, Ms. Shinabery, and he discussed changes or increases from 2018. He explained those changes, including an increase in the member stipend to correlate with other County boards and commissions. Attorney Boxberger suggested he could prepare a formal resolution to present and have signed detailing the new stipend amount. Mr. Bilger also mentioned that a dues and subscriptions line item was added, under which membership fees for the Redevelopment Association of Indiana would be included. Ms. Schinbeckler presented the total budget estimate

to be \$4,800,500. Mr. Schrumpf made a motion to adopt the 2019 budget as presented; Mr. Schrader seconded. The motion passed unanimously.

**ANNUAL DETERMINATION:**

Mr. Bilger explained that the deadline for the annual determination of excess assessed value in the TIF is June 15<sup>th</sup>. He recommended the RDC determine that 100% of the increment from the allocation area would be required for projects and commitments. Mr. Kessler made a motion to capture 100% of the tax increment available from the allocation areas of Union and Rail Connect TIF Districts for the upcoming tax year; Mr. Schrader seconded and the motion passed unanimously.

**UPDATE ON SDI/REMC BILLS:**

Mr. Myers explained that he had been able to contact a representative from SDI and discuss the situation with her. He stated that she had assured him she would be investigating and addressing the situation following her vacation in order to move the bill directly from REMC to SDI and he would provide another update at the next meeting.

**MISCELLANEOUS MATTERS:**

Attorney Boxberger stated he is still waiting on the agreement to be returned from the school that includes the payment schedule which is scheduled to begin in July. He explained that in order for that July payment to be made, an agreement needs to be signed. Ms. Western stated that she would contact Superintendent O'Connor regarding this matter. Mr. Bilger requested that an invoice be generated from the school for this payment.

Mr. Bilger mentioned a recent building permit issued to SDI to expand their office space. He also presented the Notice to Proceed addressed to HRP Construction, Inc. for the US 30 Sewer Crossings project. Mr. Kessler made a motion to approve the Notice to Proceed; Mr. Schrumpf seconded. The motion passed unanimously and Mr. Argerbright signed the document.

Mr. Myers introduced summer intern from Manchester University, Sierra Lehman. He mentioned that Jeff Walker would be returning on Monday on a part-time basis. He stated he was attending an upcoming annual meeting with the town of Larwill and requested feedback from the Commission regarding another TIF district in that part of the county. Following discussion, the consensus from the Commission was positive.

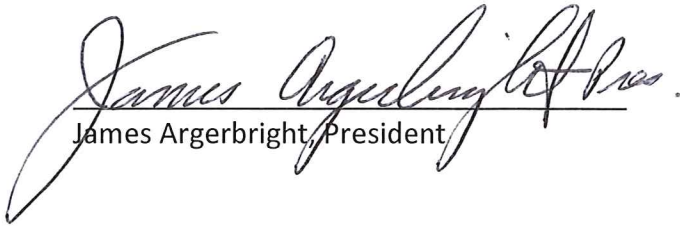
**IN THE MATTER OF CLAIMS:**

Claims were reviewed and consisted of: Donohue & Associates, Inc. for \$38,250.80; Whitley County Treasurer for \$40.20; and Carson LLP for \$5,017.50 and \$4,117.50. Mr. Wheeler moved to approve the claims; Mr. Schrumpf seconded. The motion passed unanimously.

There being no further business or public comment, the meeting was adjourned at 9:29 a.m.



Whitley County Redevelopment Commission

  
James Argerbright, President

Attest:

  
Michael Schrader, Secretary