

MINUTES
WHITLEY COUNTY REDEVELOPMENT COMMISSION
Tuesday, December 10, 2019

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

MEMBERS PRESENT

Jim Argerbright
Frank Kessler
Michael Schrader
George Schrumpf
Kim Wheeler

GUESTS

None

MEMBERS ABSENT

Jill Western

LEGAL COUNSEL

Andrew Boxberger

STAFF

Jon Myers
Nathan Bilger
Jana Schinbeckler
Tiffany Forrester
Mark Cullnane

CALL TO ORDER

Mr. Argerbright called the meeting to order at 8:00 a.m. and read roll call.

IN THE MATTER OF MINUTES

The minutes for the November 12, and the November 26, 2019 regular meetings were presented for approval. Mr. Argerbright asked the Commission if it had comment on the minutes. Hearing none, Mr. Schrader made a motion to approve the November 12 minutes as presented. Mr. Wheeler seconded, and the motion passed by a vote of 5-0. Mr. Kessler made a motion to approve the November 26 minutes as presented. Mr. Schrumpf seconded, and the motion passed by a vote of 5-0.

600 EAST WATER LINE AND WATER TOWER

Mr. Boxberger and Mr. Bilger reviewed the history of this issue, stating that formal documentation of the water line and tower transfer to the City would be desirable, as well as transfer of the tower real estate. Mr. Boxberger presented for the Commission's consideration a Resolution, a Bill of Sale, and a Quitclaim Deed to accomplish this documentation.

The Commission briefly discussed the matter. There being no further discussion, Mr. Kessler made a motion to approve Resolution 2019-07, a resolution "Authorizing the Transfer and Disposition of Tangible Personal Property and Real Property to the City of Columbia City, Indiana." Mr. Wheeler seconded the motion, and the motion passed by a vote of 5-0.

IOTRON EXPANSION

Mr. Myers stated that he had no additional updates on this matter. Mr. Boxberger stated that he was still working with bond counsel to investigate the reason for the potentially high bond issuance costs.

RAIL CONNECT SIGN ON US 30

Mr. Bilger stated that he would contact the Rail Connect Owners' Association to request the sign condition be addressed at least with the 2020 landscape maintenance contract.

MISCELLANEOUS MATTERS

Mr. Myers provided updates on previously discussed projects. Project Bear, to be located at the current Autoliv location in Rail Connect, fell through due to contract negotiations. Project Shotgun, to

be located on the Busche property on 100 South, had stalled in negotiations with the IEDC. He expressed optimism in the project, and reminded Mr. Argerbright and Mr. Schrupf of their previous willingness to be points of contact in the project.

Mr. Myers stated he was planning to attend the Larwill Town Council meeting on the 12th to present the pending Larwill TIF. He also invited the Commission to attend the EDC annual open house on the afternoon of the 12th.

Mr. Myers provided an update on the two streetlights needed for the extension of Rail Connect Drive. He stated that REMC provided a proposal for a lease of \$102 per month for 10 years to cover the cost of installation. He suggested that he would rather have a cash proposal instead of the lease, and the Commission agreed. Mr. Myers would seek a revised proposal.

Finally, Mr. Myers informed the Commission of potential interest in Lot 4 in Rail Connect. The proposed user would be a defense contractor, but no additional details were available.

Mr. Boxberger asked to confirm that the County Council would be meeting on the 23rd to approve the development lease agreement pending the public hearing with the Commission. Mr. Bilger and Ms. Schinbeckler confirmed that the special Council meeting would be scheduled.

IN THE MATTER OF CLAIMS

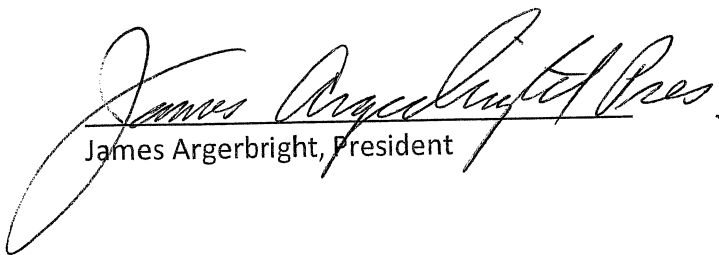
Claims were reviewed and consisted of: Northeastern REMC, \$117; Whitley RC Investments II, LLC, \$38,175.73; Huntington National Bank, \$1,250,000 (WCCS funds distribution).

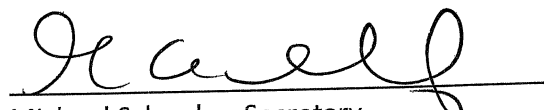
Mr. Schrader made a motion to approve the claims; Mr. Wheeler seconded. The motion passed with a vote of 5-0.

There being no further business, Mr. Argerbright declared the meeting adjourned at 8:27 a.m.

**WHITLEY COUNTY
REDEVELOPMENT COMMISSION**

ATTEST:


James Argerbright, President


Michael Schrader, Secretary
GEORGE SCHRUMPF VICE-PRES.