

**MINUTES**  
**WHITLEY COUNTY REDEVELOPMENT COMMISSION**

**Tuesday, May 12, 2020**

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

**MEMBERS PRESENT**

Jim Argerbright  
Frank Kessler (remote)  
Michael Schrader  
George Schrupf  
Kim Wheeler  
Jill Western

**MEMBERS ABSENT**

**STAFF**

Dale Buuck  
Nathan Bilger  
Tiffany Forrester  
Mark Cullnane  
Brandon Forrester  
Scott Wagner

**GUESTS**

Lana Beregszazi (remote), BCS  
Management  
Jim Breckler, ERI  
Troy Gay, AGA  
Steve Western

**LEGAL COUNSEL**

Andrew Boxberger

**CALL TO ORDER**

Mr. Argerbright called the meeting to order at 8:00 A.M.

The meeting was broadcast on the internet for public attendance.

**ROLL CALL**

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

**UPDATED ON AGA/WILLIAMS DRIVE STORMWATER PROJECT**

As previously requested by the Commission, Jim Breckler, Engineering Resources Inc. (ERI), presented preliminary findings on the conditions of the stormwater project in Gateway Park. ERI had put together plans for the project in 2011, which the County Highway Department performed on. He found several current deficiencies, including culvert pipes installed were undersized compared to the design, flattened culvert pipes, silted in side ditches, and an incomplete installation of the pipe at the PDQ/AGA property line. Some of these were due to inadequate installation, some developed with age. Mr. Breckler stated that the southern part of the 2011 design, primarily along Business 30, appeared to be installed and functioning per design. Mr. Forrester confirmed that few issues were present along Business 30.

Mr. Breckler presented a proposal for ERI to update the 2011 stormwater plan to reflect changed conditions and revised needs and to handle bidding and construction management. The cost would be \$22,400, with additional cost for an updated land survey, utility work, and easement acquisition as necessary. Mr. Boxberger asked about proposed project cost; Mr. Breckler stated that it could be \$350-500k, based on the 2011 design and depending on whether the Business 30 component would be included in the update.

Troy Gay, AGA, stated that Jerry Busche, owner of PDQ, had acquired the properties to the west of PDQ/AGA with the intention of developing a detention area. The stormwater originally designed to go

east from the PDQ/AGA property line would instead go west to the detention area. Mr. Breckler suggested that design could save on installing storm pipe along Williams Drive and could be included in the design update.

Mr. Argerbright suggested a group to meet with ERI on-site to go over the project and give direction. A revised engineering proposal would then be provided. Mr. Wheeler, Mr. Argerbright, and Mr. Forrester will set up a meeting with Mr. Breckler.

#### **MKS/WRIGHT MEDICAL CUL-DE-SAC UPDATE**

Mr. Bilger stated that with Jon Myers' departure, he was nominated to interface with MKS on bringing the cul-de-sac up to specification. He stated that a specific engineered work plan to address the outstanding pavement and drainage issues had been requested from MKS to be reviewed and approved by the County. MKS had agreed to create such a plan and could have it for review within a week. Mr. Bilger stated that if the plan was sufficient, and if work moved quickly, it could be realistic to have all the work done by July. Mr. Forrester stated that MKS had installed a concrete weir structure in April, pursuant to previous discussion, and was hopeful that the work plan would be adequate.

#### **VARIOUS RAIL CONNECT MATTERS**

Mr. Buuck stated that the RC I spec building, now vacated by Autoliv, was being evaluated by another company, along with competing sites elsewhere. This would "reshore" an overseas factory closed by COVID, with potentially more than 100 employees. He suggested that a total of \$400-500k of incentives, of various types, might be expected.

He also stated that Joe d'Italia again expressed desire to dedicate the street in Lot 5. Mr. Boxberger stated that he had talked with Joe's attorney about the process, but that may not have been relayed to him. As previously discussed, the potential for a parking lot or fueling station on the southern part of the lot might determine how a replat of the lot would be shaped. Mr. Bilger said that the fastest process would be replat the lot in order to convey the entire the southern part to the Commission, and the Commission would then replat as necessary to break out the parking area for the owners association. Mr. Boxberger and Buuck would let Joe know the options.

Mr. Buuck let the Commission know that Joe d'Italia would also be refunding some overage funds paid as part of RC II, totaling around \$50,000.

Mr. Argerbright stated that he had met with Daniel Landscaping to clean up and determine long-term maintenance of the Rail Connect entry signs, particularly the one along US 30. They would present a maintenance plan soon, and the costs would be worked out with the owners association. Mr. Boxberger stated that the sign easement should be transferred to the association at some point.

#### **LARWILL SEWER STATUS**

Mr. Wheeler asked for a status update on the Larwill sewer extension. Ms. Beregszazi stated that preliminary engineering was underway, and more specific details would be presented at the next Commission meeting. It was expected that design alternatives would be presented for the Commission's consideration at the June 9<sup>th</sup> meeting.

#### **DEVELOPMENT OF 100 SOUTH PROPERTY**

Mr. Buuck said that Jerry Busche was now planning to proceed with development of his 26 acre site, previously discussed several times by the Commission, in order to accommodate his business expansion. A 10-12 acre lot would be used for Impact CNC, with the remainder potentially being

divided for additional lots for sale. There was some discussion about drainage and utility needs for the site. Mr. Bilger and Boxberger reminded the Commission that the property was included in the properties to acquire list last year, in case that might be useful in the development process.

#### **MISCELLANEOUS MATTERS**

Mr. Buuck stated that an interested buyer was looking at the Couple Products building. As known before, the building was in rough condition, but currently the biggest problem was a large amount of discarded plating chemicals left in the building by a previous tenant. He stated that the environmental cleanup could be feasible for the buyer, but so far the purchase price was not reflective of the amount of work needing to be done.

A groundbreaking for the lotron expansion was scheduled for later in the week. Registration would be required due to COVID precautions. Several members expressed interest in attending.

#### **CLAIMS**

Claims were reviewed and consisted of Weigand Properties, LLC, \$45,000.00; Whitley RC Investments LLC, \$15,991.42; Carson LLP, \$2,817.00; and Huntington National Bank, \$1,250,000 (WCCS funds distribution). Mr. Bilger stated that the payment to WCCS is to be paid after taxes are distributed in June, but they submitted the invoice early, so the Commission may desire to condition the approval accordingly.

Mr. Schrumpf made a motion to approve the claims, with the amount to WCCS being delayed until after property tax distribution in June, and Mr. Schrader seconded. Mr. Argerbright read the roll, with all members present voting in favor of the motion.

#### **IN THE MATTER OF MINUTES**

Minutes for the March 10, March 24, and April 28 meetings were presented for consideration.

Mr. Schrader made a motion to approve the March 10 minutes as presented, and Mr. Wheeler seconded. Mr. Argerbright read the roll, with four members voting in favor of the motion and Mr. Kessler abstaining.

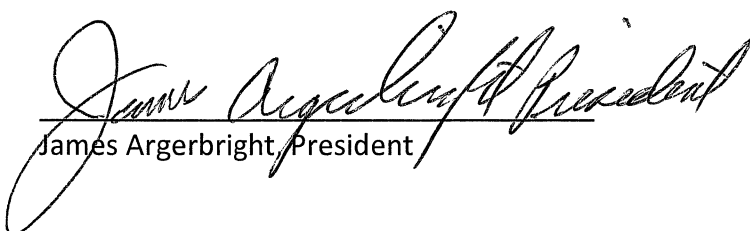
Mr. Wheeler made a motion to approve the March 24 minutes as presented, and Mr. Schrader seconded. Mr. Argerbright read the roll, with four members voting in favor of the motion and Mr. Kessler abstaining.


Mr. Schrader made a motion to approve the April 28 minutes as presented, and Mr. Schrumpf seconded. Mr. Argerbright read the roll, with all members voting in favor of the motion.

There being no further business, Mr. Argerbright declared the meeting adjourned at 9:03 a.m.

**WHITLEY COUNTY  
REDEVELOPMENT COMMISSION**

**ATTEST:**

  
James Argerbright, President

  
Michael Schrader, Secretary