

MINUTES
WHITLEY COUNTY REDEVELOPMENT COMMISSION
Tuesday, June 9, 2020

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

MEMBERS PRESENT

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

GUESTS IN ATTENDANCE

Lana Beregszazi

MEMBERS ABSENT

GUESTS ON-LINE ONLY

Jennifer Shinabery

STAFF

Jana Schinbeckler
Dale Buuck
Nathan Bilger
Mark Cullnane
Tiffany Forrester
David Konter (EDC Intern)

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.

LARWILL SEWER STATUS

Ms. Beregszazi presented information on the preliminary engineering reports for the extension of Larwill sewer. Three primary options were proposed to serve the immediate need along SR 5, with additional options to serve more areas. The primary options were discussed in detail by the Commission:

- Option 1 was a 2" forcemain along SR 5 with a grinder pump at Red Star. No future connections would be possible. Installation would be the fastest and the projected cost was \$69,000.
- Option 2 would be a 4" forcemain along SR 5 with a lift station on the Red Star property. Additional connections could be possible to serve the area along SR 5 and adjacent to the north. Installation would take more time than #1, but still would utilize the SR 5 ROW. Projected cost of \$510,000.
- Option 3 would run from a different manhole connection point through properties to the east and south of Red Star. Doing so would serve all or nearly all of the undeveloped property to the east of SR 5, but would require easements to be acquired for most of the route. Installation would be not much longer than #2, but easement acquisition could take longer. Projected cost of \$800,000.

There was discussion about each option, how the options might be combined or modified, timing, costs of delaying, Red Star's expansion plans, and other details. Mr. Argerbright and Mr. Schrupf indicated that as a Commission project, Options 2 and 3, or a hybrid of them, might be appropriate. Option 1 might be better suited if Red Star desired to lead the project themselves.

Mr. Schrumpf advised that the Commissioners had committed up to \$500,000 in CEDIT funds for this project. Additional funding options, including grants or loans, were discussed. Ms. Western expressed concern about the possibility of utilizing funds from the Union/Rail Connect TIF in Larwill, given the different school districts.

Mr. Buuck would organize a meeting of members and staff at Red Star to discuss timing and the proposed options and bring the outcome back to the Commission.

IOTRON ACQUISITION

Mr. Buuck stated that Iotron is now being acquired by an Ohio-based company. All employees are to be retained and the Iotron name would probably remain. The sale could be completed by August. Mr. Buuck and Boxberger and the Commission discussed the ramifications of this sale on the pending bond issuance previously approved. The Commission's consensus was to continue with the bond issuance, assuming that the terms would remain the same.

UPDATES ON ISSUES AT RAIL CONNECT

Mr. Buuck stated that there was a meeting with Autoliv and other representatives about the problems with truck turnarounds in and on the Autoliv property. A similar meeting with Triad to work out solutions may be scheduled. There was some discussion about various solutions.

Mr. Schrumpf noted that pursuant to the lease contract, Joe D'Italia had given a refund of about \$87,000 to the Commission. He reiterated Mr. D'Italia's interest in deeding the southern part of Lot 5 to the County or Commission. Mr. Boxberger advised that it would make most sense to go back to the Commission. There was further discussion about potential uses of the acreage.

GATEWAY DRAINAGE IMPROVEMENTS

Mr. Buuck stated that a meeting was scheduled for the next day with the engineer to go over the specific drainage problems identified at Gateway Business Park.

ANNUAL DETERMINATION OF EXCESS ASSESSED VALUE

Mr. Boxberger provided background on the annual determination needed to be made before June 15th to apply to the following year. Mr. Bilger summarized the Baker Tilly report prepared earlier in the year regarding the projected income and expenses for 2021. He stated that about \$1M in expenses for bonds and ongoing projects were forecasted, while the increment revenues would be about \$3.7M. He stated that if the projected revenues exceed expenses by more than 200%, the determination of excess AV would be deferred to the County Commissioners for their review. To avoid that, the Commission could commit to additional projects and expenses in 2021 or look at passing through some funds to the underlying taxing units.

The Commission discussed various upcoming projects that might extend into 2021, but no specific projects were decided upon. A special meeting was called to finalize the projected 2021 expenses and to make the annual determination.

Mr. Bilger suggested that a determination could still be made for the Larwill TIF since all of the incremental AV would need to be captured. Mr. Schrumpf made a motion that there was no excess assessed value in the Larwill TIF, and Mr. Kessler seconded. The motion passed unanimously.

CLAIMS

Claims were reviewed and consisted of Weigand Properties, LLC, \$45,000.00; and Northeastern REMC, \$112.45.

Mr. Schrumpf made a motion to approve the claims, and Mr. Wheeler seconded. Motion passed unanimously.

IN THE MATTER OF MINUTES

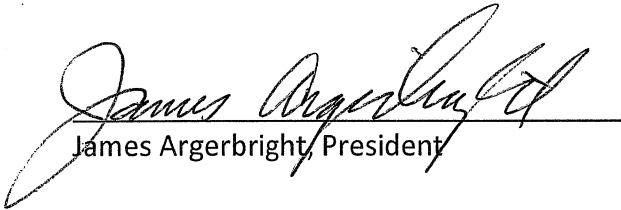
Minutes for the May 26 meeting were presented for consideration.

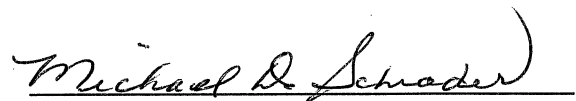
Mr. Wheeler made a motion to approve the minutes as presented, and Mr. Schrader seconded. Motion passed 4-0-1, with Mr. Schrumpf abstaining.

There being no further business, Mr. Argerbright declared the meeting adjourned at 9:14 a.m.

**WHITLEY COUNTY
REDEVELOPMENT COMMISSION**

ATTEST:


James Argerbright, President


Michael Schrader, Secretary