

**MINUTES**  
**WHITLEY COUNTY REDEVELOPMENT COMMISSION**  
**Tuesday, December 29, 2020**

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

**MEMBERS PRESENT**

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

**MEMBERS ABSENT**

**STAFF**

Nathan Bilger  
Dale Buuck  
Mark Cullnane  
Cami Hippenhammer  
Jana Schinbeckler  
Tiffany Forrester  
Scott Wagner

**GUESTS IN ATTENDANCE**

Steve Western

**GUESTS ON-LINE/PHONE**

**LEGAL COUNSEL**

Andy Boxberger

**CALL TO ORDER**

Mr. Argerbright called the meeting to order at 8:00 a.m.

**ROLL CALL**

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

**SAILRITE TRAINING GRANT**

Mr. Buuck reminded the Commission of previous discussion of potential expansion at Sailrite and its desire to seek incentives in support of the expansion. Mr. Buuck stated that Sailrite, which currently has 60 employees, is contemplating an expansion of approximately 51,000 square feet and the hiring of 50 additional employees. The average wage of the new employees, which would be mostly production along with some office staff, would be roughly \$24 per hour. He reviewed a cost-benefit analysis of the proposed expansion and incentives. He stated that Sailrite is requesting \$145,000 for public improvements to include site preparation, drainage, and parking lot work, along with a \$45,000 grant to support training of new employees, totaling \$190,000 in incentives. He added that Sailrite will be receiving development incentives from the State of Indiana and Northeast Indiana Works.

Mr. Schrumpf and Mr. Boxberger discussed the structure of the agreement. Mr. Argerbright stated that, because the incentive amount is less than \$150,000, the public improvements part of the package will not need to adhere to the standards of the public bid process.

Mr. Buuck and the Commission further discussed recent growth at Sailrite. Mr. Argerbright asked for further discussion. Hearing none, he asked for a motion.

Mr. Kessler made a motion to approve a grant of up to \$145,000 for public improvements and a grant of up to \$45,000 for training. Mr. Schrader seconded; the motion passed unanimously by a vote of 5-0.

**GATEWAY PARK DRAINAGE**

Mr. Buuck stated that he, Brandon Forrester, and Mr. Wheeler were meeting later that day with a representative of Engineering Resources, Inc., and owners of businesses in Gateway Park to discuss next steps.

Mr. Boxberger and the Commission discussed the project. Mr. Argerbright stated that it would be a Commission project and that he hoped for additional information to be available at the Commission's next regular meeting.

#### **LARWILL SEWER PROJECT**

Mr. Bilger, Mr. Buuck, Mr. Boxberger, and the Commission briefly discussed the project. Mr. Boxberger and Mr. Bilger discussed outstanding easement agreements that need to be secured to move forward. Mr. Wagner stated that exact locations of lift stations, wells, and septic systems need to be identified.

#### **MISCELLANEOUS MATTERS**

Mr. Buuck thanked the Commission for the opportunity to work with it over the previous year. He stated that he is working on increasing the County's visibility through additional marketing efforts.

Mr. Kessler asked if there was any new information on the Coupled Products foreclosure. Mr. Boxberger and Mr. Buuck both stated they were unaware of new developments. Mr. Wagner stated that he is under the impression the foreclosure will move forward after the first of the year.

Ms. Western stated that Whitley County Consolidated Schools Board of School Trustees had approved the hire of a new assistant superintendent and that the current superintendent, Pat O'Connor, would be leaving sometime after January 2021. She stated that the Board's primary goal is to keep schools open through the pandemic.

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

Minutes for the November 24<sup>th</sup> meeting were presented for review. Mr. Schrader made a motion to approve the minutes as presented. Mr. Kessler seconded; the motion passed 3-0, with Mr. Schrumpf and Mr. Wheeler abstaining.

Minutes for the December 8<sup>th</sup> meeting were presented for review. Mr. Wheeler made a motion to approve the minutes as presented. Mr. Schrumpf seconded; the motion passed unanimously by a vote of 5-0.

#### **CLAIMS**

Claims were reviewed and consisted of: Lear Corporation, \$50,000 (training reimbursement); Star Insurance Agency, \$500 (Commission members' surety bonds); Carson, LLP, \$5,223.85 (legal services); Northeastern REMC, \$129.78 (utilities); Weigand Properties, LLC, \$45,000 (4707 E. Park 30 Drive December rent); Whitley RC Investments LLC, \$31,982.84 (5925 E. Rail Connect Drive November and December rent); BCS Management, Inc., \$6,476.95 (consulting services); Impact CNC, \$39,584.50 (training reimbursement); Impact CNC, \$39,048.82 (training reimbursement); Regions Bank, \$48,000 (Iotron Series 2010 Bond); Regions Bank, \$1,100 (Iotron Series 2010 Bond annual fee).

Mr. Buuck, Mr. Bilger, and the Commission discussed the claims.

Mr. Schrumpf made a motion to approve the claims as presented. Mr. Schrumpf seconded; the motion passed unanimously by a vote of 5-0.

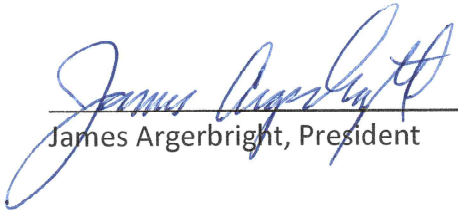
Mr. Schrumpf requested summary quarterly reports on the amount of monies available in the Commission's accounts, more specifically, the funds available from outstanding bonds.

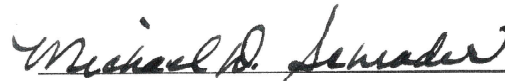
Mr. Argerbright thanked the Commission, various governmental departments, and the public for their work over the previous year.

Being no further business, Mr. Argerbright declared the meeting adjourned at 8:30 a.m.

**WHITLEY COUNTY  
REDEVELOPMENT COMMISSION**

**ATTEST:**

  
James Argerbright, President

  
Michael Schrader, Secretary