

MINUTES
WHITLEY COUNTY REDEVELOPMENT COMMISSION

Tuesday, September 28, 2021

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

MEMBERS	PRESENT	ABSENT	STAFF	
Jim Argerbright	X		Nathan Bilger	Dale Buuck
Frank Kessler	Electronic		Cami Hippenhammer	Tiffany Deakins
Michael Schrader		X	Brent Bockelman	
George Schrumpf	X		LEGAL COUNSEL	
Kim Wheeler	X		Andy Boxberger	
Jill Western	X		GUESTS ON-LINE/PHONE	
GUESTS IN ATTENDANCE				
Steve Western				

CALL TO ORDER

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

ROLL CALL

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

IMPACT CNC BID AWARD

Mr. Boxberger stated that upon review of the one submitted bid for the Impact CNC paving work, the bid was determined to be unsatisfactory, and he recommended that the Commission reject all bids. Mr. Kessler asked what was problematic with it. Mr. Boxberger stated that since the time of the original bid notice, additional work was identified, and the overall scope of the project would change to an extent that new bidding would be necessary. He stated that Niblock, the bidder, had already been notified. Mr. Bilger asked when a new bid opening would be scheduled; Mr. Boxberger stated that it would probably be in two meetings. Mr. Schrumpf made a motion to reject all bids received for the Impact CNC paving work; Mr. Wheeler seconded. Motion passed by roll call vote, 4-0.

LARWILL SEWER STATUS

Mr. Argerbright asked what the status was of resolving and completing the controls pedestal at the Jackson property in Larwill. Mr. Buuck stated that BCS had sent a letter on behalf of the Commission to Jackson requesting a final location for the pedestal. He did not know if Jackson had signed it yet, but he assumed that it had not. He had requested Lana Beregszazi to call into the meeting to discuss, but she was not yet on. [Mr. Bilger and Ms. Deakins attempted to get Ms. Beregszazi on a conference call, but they were unable to do so by the end of the meeting.] Mr. Schrumpf asked which contractor was doing the pedestal work; after brief discussion, it was not clear. The Commission expressed desire to resolve this issue and finish out the project.

MISCELLANEOUS MATTERS

Mr. Buuck stated that the Gateway Drainage project was still progressing. There were some issues that had come up that would require a change order, such as lighting wiring that had to be moved, and he would work with the contractor to get that prepared. He stated that NIPSCO's line relocation work was

still outstanding, but it had finally been scheduled for the week of October 11. He expressed frustration that NIPSCO was notified at the beginning of the project in March or April and it was just now scheduled.

Mr. Buuck stated that there was more interest in the 6 acre lot in Rail Connect for more than just construction of a shell building, as had been previously discussed. This company was local, and he was working with them on what would be an appropriate offer.

Mr. Buuck stated that he was working with a party interested in the property for sale on the north side of 100 South. They were interested in the Commission's aid in extending utilities to that property. Mr. Argerbright asked what the timeline would be if a TIF for that property were created; Mr. Boxberger said he would expect a couple months. Mr. Schrumpf asked that since the properties were adjacent if funds could be shared between Union and the new TIF; Mr. Boxberger stated that they could. There was further discussion about the property and its development constraints.

Mr. Bockelman introduced himself again as the newest employee of the department for the benefit of those not present at the previous meeting.

Mr. Bilger presented the tentative 2022 meeting calendar. He noted that three months began on Tuesday, which typically would mean that the Commission's meetings would be held on the third and fifth Tuesdays to avoid conflict with the County Council meeting. However, that was not possible for February, so he suggested changing either the time or date of the first Commission meeting. After a brief discussion, the Commission's consensus was to move the date to February 9th. Mr. Wheeler made a motion to accept the 2022 meeting schedule with the change noted; Mr. Schrumpf seconded. The motion passed by roll call vote, 3-0-1, with Mr. Kessler abstaining since he had not had a chance to review it.

CLAIMS

Claims were presented for review. The claims consisted of:

VFP Fire Systems	\$664.00
BCS Management	\$1,906.20

Mr. Bilger stated that the VFP claim was the remaining retainage amount from the Indiana Materials Processing project earlier in the year. The project had been completed for some time, but the last invoice had not yet been submitted until recently.

There was discussion about the BCS invoice and what were appropriate expenses. Without Ms. Beregszazi available, the Commission felt it best to hold the invoice to the next meeting.

Mr. Wheeler made a motion to approve the VFP claim as presented and to hold the BCS claim; Mr. Schrumpf seconded. The motion passed by roll call vote, 4-0.

IN THE MATTER OF MINUTES

Minutes for the September 14th meeting were presented for consideration. Mr. Schrumpf made a motion to approve the minutes as presented; Mr. Wheeler seconded. Motion passed by roll call vote, 3-0-1, with Mr. Argerbright abstaining since he was not present.

Being no further business, Mr. Argerbright declared the meeting adjourned at 8:25 a.m.

**WHITLEY COUNTY
REDEVELOPMENT COMMISSION**

ATTEST:

James Argerbright, President

Michael Schrader, Secretary