

MINUTES
WHITLEY COUNTY REDEVELOPMENT COMMISSION

Tuesday, May 24, 2022

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

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

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.

100 SOUTH PROPERTY

Mr. Buuck stated that the previously discussed agreement had been sent to Rogers for their signatures. Mr. Argerbright stated a 30,000 square foot building was ordered and project start was expected in the fall. Discussion on the City's involvement in the provision of sewer. The surrounding properties in the area were discussed as possible additional availability.

WHITKO CAREER ACADEMY REQUEST

Mr. Buuck described the request and presentation given at the site visit. Mr. Argerbright asked for report from the visit to Whitko Career Academy. Mr. Banks gave a report on the work Whitko is doing there now and the benefit that the Cyber Security program would provide to 80/20, USSI, and other businesses located in the TIF district. He also mentioned that 80/20 already has a direct supply chain between their facility and the Academy so students could work on live product lines. Ms. Western asked if there were checks in place to verify that the spending of funding was appropriate and not misappropriated. It was verified by Mr. Boxberger and Mr. Buuck that all claims would need to be sent to and approved by the Redevelopment Commission before payment would be made. Discussion was made about the school systems asking for funding from other counties that are covered in the districts. Mr. Boxberger stated that he would have an agreement ready for the next meeting.

RAIL CONNECT PROPERTY

Mr. Buuck discussed the Rail Connect Property. Mr. Boxberger explained the process of closing on the first property so that the second lot would be a sale to an adjacent property owner to avoid additional requirements. Mr. Buuck stated that he expected an offer from Ambassador, the parent company of American Landmaster, any day. Mr. Bilger asked the proposed building time of the project. Mr. Buuck

stated that it would be as soon as possible and should be yet this year. Mr. Boxberger discussed the possibility of issues with the covenants in Rail Connect that could cause a conflict with the proposed test track on the property. Research would be done on that issue. The platting of a road all the through and easement was identified as needing to be done before the property is sold. Research would be done on that for the next meeting.

LARWILL SEWER PROPERTY

Mr. Argerbright stated that he had received a notice that there had been a lawsuit brought against Whitley County, by Red Star, for damage to their geothermal system by A&B Boring. Mr. Buuck stated that the issue was with the location information given by Red Star was wrong and led to the damage. A&B boring were to be providing liability insurance certification. Mr. Argerbright stated that it did not look like anyone was living at the Jackson property and unsure of the current living situation. Mr. Boxberger confirmed that notification letters (to connect or not) were already sent, with the time limit of 90 days.

FUTURE PROJECTS PLANNING MEETING

Mr. Bilger stated that the meeting to discuss future Commission projects was moved to follow the meeting. The projects would be used to help determine the availability of excess assessed value by the June 14 deadline.

MISCELLANEOUS MATTERS

Mr. Bilger discussed the Redevelopment Commission financial report from Baker Tilly. Mr. Argerbright and he had met with Matt Eckerle of Baker Tilly the week before to discuss the details of the report. Mr. Bilger summarized the comparison of estimated available tax increment and pending obligations over the coming years. He stated that this information would also be used as reference when generating the annual determination. He relayed information from Mr. Eckerle that it decisions should be made in the next 2-3 years about how to handle the upcoming personal property expiration and the ultimate TIF expirations.

Discussion was made about recent legislation passed regarding mini mills in HB1002. Mr. Bilger stated that Mr. Eckerle stated that the impacts are still unknown for SDI. Apparently, the bill was passed without much input from affected parties. Mr. Schrupf discussed his conversations with others and said there was still uncertainty about the reasoning and impacts.

Mr. Bilger discussed information from Mr. Eckerle about the assessed value passthrough (by the annual determination) and the resulting impacts on the underlying taxing units' tax levies. He stated that unless the maximum tax levy was increased, passing through assessed value would not generate additional revenue for each taxing unit. It would instead lower the tax rate for all ratepayers and decrease circuit breaker tax credits, which for Whitley County was already low. He stated that the Auditor and others would be researching any options for increasing the maximum levy in response to passing through any TIF AV.

Mr. Bilger discussed the annual budget for the Redevelopment Commission. Mr. Kessler agreed to work on the budget.

CLAIMS

No claims were presented.

IN THE MATTER OF MINUTES

Minutes for the May 10, 2022, meeting were presented for consideration. Mr. Kessler made a motion to approve the minutes as presented. Mr. Banks seconded the motion. Motion passed with a vote of 3-0-1 with Mr. Argerbright abstaining due to being absent from the meeting.

With there being no further business, Mr. Argerbright declared the meeting adjourned at 8:28 A.M.

**WHITLEY COUNTY
REDEVELOPMENT COMMISSION**

ATTEST:

James Argerbright, President

Michael Schrader, Secretary