## MINUTES WHITLEY COUNTY REDEVELOPMENT COMMISSION

# March 14, 2023 WHITLEY COUNTY GOVERNMENT CENTER 1<sup>st</sup> FLOOR-COMMISSIONERS/COUNCIL MEETING ROOM

MEMBERS	PRESENT	ABSENT	STAFF	
Theresa Baysinger	Х		Tiffany Deakins	Dale Buuck
Frank Kessler	Х		Nathan Bilger	Tamela Tincher
Jon Myers	Х		Brent Bockelman	
Michael Schrader	Х		Cami Hippenhamm	er
Kim Wheeler	Х		LEGAL COUNSEL	
Jill Western	Х		Andy Boxberger	
GUESTS IN ATTENDANCE		GUESTS ON-LINE/PHONE		
T 14/1				

Troy Wilcoxson Mike Rogers John Rogers

### **CALL TO ORDER**

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

## **ROLL CALL**

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

## **BUSCHE PROJECT/100S SEWER PROJECT UPDATE**

Mr. Buuck stated that Roger's representatives were present with Troy Wilcoxson. Mr. Bilger discussed the meeting that took place with Wessler Engineering reviewing the 60% drawing. Details were given about the design, location of lift station, legal drain crossing, and easements. Landowners involved were discussed. The ETA for the 90% drawings would be in April with the ability to put out for bid soon after and notice to proceed in mid-June. Depending on the availability of supplies, the estimation of substantial completion being around eight months including the generator. Mr. Bilger stated that the updated cost estimate included contingency and volatility factors. This estimate being \$2.4 million with the contingency factors and \$2 million without. Lateral lines and locations were discussed. Specifications for the lift station were discussed. Mr. Myers asked who the project manager would be for the project. He stated that the Commission would need to know who the individual would be to hold them accountable for the progress of the project. He asked to have a name stated in the Letter of Intent.

Scott Wagner discussed contacting the property owners when the sewer was nearing completion to make them aware of the need to connect if required. Discussion was made regarding the number of homes located in the project area. Guidelines for when the properties would need to connect were discussed.

Mr. Buuck discussed the possibility of coming to the Commission with a lease agreement for the spec building at a future meeting. This would be similar to what was done at Rail Connect.

Troy Wilcoxson addressed the Commission and discussed the drainage in the area and the possible need to have something done on the Lamle property. Mr. Schrader stated that he was aware that the

County Engineer had been working on upsizing the drain in that area but unaware of the current status.

### UNION TWP MOU UPDATE

Mr. Bilger stated that the Commission is still waiting on a final revised version for approval. Mr. Boxberger stated that it was finished and should have been received. He would check and have that sent soon.

### **MISCELLANEOUS MATTERS**

Mr. Myers discussed the Larwill Town Council meeting that he attended. He stated that he wanted to offer the Commission's support to them for the Larwill TIF.

Ms. Baysinger stated that communication should be made with the property owners involved in the new sewer project. She asked that letters be sent out as soon as possible to give them as much forewarning possible about the connection requirements. This would give them an opportunity to express themselves to the Commission if they felt the need. Discussion was made about who the letter should come from with the City Municipality operating and taking payment for the sewer use. Scott Wagner stated that he would work on constructing a letter to be sent.

### CLAIMS

Claims were presented for review. The claims consisted of:

Carson LLP

\$3,960.00 Legal Services through February

Discussion was made regarding the claim from Impact CNC for training reimbursement. It was decided to hold the claim until further discussion is made.

A question was asked regarding the amount of credit remaining with REMC. Mr. Bilger explained that the credit would continue for several more months, at which point the Commission would need to figure out who to turn the streetlights over to.

Ms. Baysinger made a motion to approve the claims as presented; Mr. Schrader seconded. Motion passed, 5-0.

### **PREVIOUS MEETING MINUTES**

Previous minutes were not available for review and will be presented at the next meeting.

Having no further business, Mr. Wheeler adjourned the meeting at 8:27 A.M.

# WHITLEY COUNTY REDEVELOPMENT COMMISSION

ATTEST:

Kim Wheeler, President

Michael Schrader, Secretary