

**MINUTES**  
**WHITLEY COUNTY REDEVELOPMENT COMMISSION**  
**Tuesday, May 26, 2020**

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

**MEMBERS PRESENT**

Jim Argerbright  
Frank Kessler (remote)  
Michael Schrader  
Kim Wheeler  
Jill Western

**MEMBERS ABSENT**

George Schrupf

**STAFF**

Dale Buuck  
Nathan Bilger  
Jana Schinbeckler  
Tiffany Forrester  
Mark Cullnane

**GUESTS IN ATTENDANCE**

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**LEGAL COUNSEL**

Andrew Boxberger

**GUESTS ON-LINE ONLY**

Jennifer Shinabery  
Lana Beregszazi

**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.

**IN THE MATTER OF MINUTES**

Minutes for the May 12 meeting were presented for consideration.

Mr. Schrader made a motion to approve the minutes as presented, and Mr. Wheeler seconded. Mr. Argerbright read the roll, with all members voting in favor of the motion.

**IOTRON ECONOMIC DEVELOPMENT REVENUE BOND RESOLUTION**

Mr. Boxberger explained that this resolution would pledge any real and personal property taxes received by the Commission from the Iotron property to the repayment of the proposed bond. The bond amount is anticipated to be \$737,000, inclusive of issuance costs. Iotron is to buy the bond themselves.

Mr. Wheeler made a motion to approve Resolution 2020-02, A Resolution Pledging TIF Revenues, and Mr. Schrader seconded. Mr. Argerbright read the roll, with all members voting in favor of the motion.

**IOTRON BOND—BAKER TILLEY SERVICES AGREEMENT**

Mr. Boxberger explained that Baker Tilley was providing financial services for the bond issuance. The proposed services agreement is their standard agreement. Funds would be part of the total bond amount.

Mr. Schrader made a motion to approve the Services Agreement, and Mr. Wheeler seconded. Mr. Argerbright read the roll, with all members voting in favor of the motion.

**GATEWAY PARK DRAINAGE IMPROVEMENT COMMITTEE**

Mr. Buuck reminded the Commission that a committee had been set up to evaluate options for the Gateway Park drainage issue. He would organize an on-site meeting with the members and engineer, within a week if possible.

**RAIL CONNECT PARKING AND OTHER MATTERS**

Mr. Buuck relayed concerns from Autoliv about Triad Metals trucks turning around in their parking lot and loading areas. Moving forward with the parking lot concept could alleviate this issue. The Commission noted that trucks from Triad had been problematic almost from the start, but Triad said they could do little about it. Mr. Argerbright suggested that the Owners Association might also be able to add signage or work to coordinate the properties.

Mr. Bilger added that a plat to split the property as discussed before had now been submitted, which would include dedication of the cul-de-sac. Potential future right-of-way extension to the west would be reserved for a later dedication, whenever the need for the westward connection may arise.

Mr. Buuck stated that a quote for maintaining the landscaping at the Rail Connect signs was received on Friday, but he did not yet have a chance to review it. Mr. Boxberger reminded the Commission that the ownership of the sign could be transferred to the Association.

**LARWILL SEWER STATUS**

Mr. Boxberger stated that Lana Beregszazi had sent an update earlier in the morning. The estimated cost range for serving the Red Star property and its neighbor would be approximately \$60,000; a regional approach serving a larger area would be roughly \$1.9 million. Ms. Beregszazi was not able to present details due to issues with the electronic call-in; the Commission would review the submitted information for the next meeting.

**MISCELLANEOUS MATTERS**

No additional matters were noted.

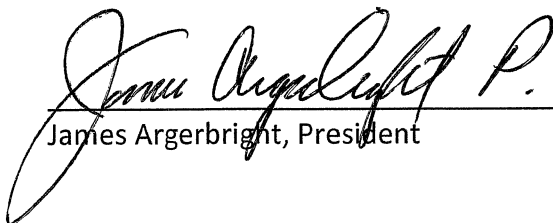
**CLAIMS**

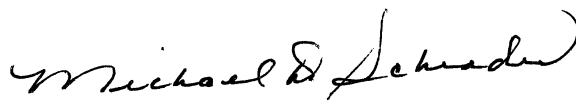
No claims were presented for approval.

There being no further business, Mr. Argerbright declared the meeting adjourned at 8:20 a.m.

**WHITLEY COUNTY  
REDEVELOPMENT COMMISSION**

**ATTEST:**

  
James Argerbright, President

  
Michael Schrader, Secretary