

MINUTES
WHITLEY COUNTY REDEVELOPMENT COMMISSION

Tuesday, June 23, 2020

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

MEMBERS PRESENT

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

GUESTS IN ATTENDANCE

Steve Western

MEMBERS ABSENT

GUESTS ON-LINE ONLY

Lana Beregszazi

STAFF

Jana Schinbeckler
Dale Buuck
Nathan Bilger
Mark Cullnane
Tiffany Forrester
Brandon Forrester

LEGAL COUNSEL

Andrew Boxberger

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.

GATEWAY DRAINAGE IMPROVEMENTS

Mr. Buuck stated that he, Brandon Forrester and others met with ERI to discuss the issues with drainage and potential solutions at Gateway. A preliminary plan to address priority issues in 2020 and finish the overall project in 2021 was created; ERI was preparing a more detailed timeline. An updated land survey was started. Due to the scope and expense of the work, a contractor would need to be bid. It was stated that a contract with ERI is also still needed; Mr. Buuck would get the contract for the Commission's consideration.

UPDATES ON ISSUES AT RAIL CONNECT

Mr. Buuck stated that there was a meeting with Triad and other representatives about the problems with truck turnarounds in and on the Autoliv property. It was noted that trucks from Indiana Metals also cause issues. There was some discussion about various methods to address the issue, such as signage. Mr. Forrester stated that he had provided a proposed no parking ordinance to legal counsel that would apply to Rail Connect Drive.

Mr. Forrester added that he had drafted a revision to the intersection of Rail Connect and 600 East that would increase the turning radius of the roads. He stated that with the increased radii, a fire hydrant and a telephone pedestal would need to be moved. He would coordinate with the utilities on what would be required.

IOTRON BOND

Mr. Buuck stated that the Iotron bond issuance is proceeding while the company sale is pending. Mr. Boxberger confirmed that the company as a whole is being sold, with the sale being finalized after the anticipated bond closing, so there would be little effect on the bond process.

LARWILL SEWER STATUS

Mr. Buuck reviewed the options for the sewer extension presented at the last regular meeting. He had discussed options with Scott Werstler of Red Star. A holding tank idea was proposed in case construction timelines exceed the expansion timeline for Red Star.

Ms. Beregszazi provided additional details. She advised to avoid any temporary options, as they add expense and complications to a project. She suggested that cost sharing with Red Star could be explored to aid in keeping costs in check, by the Commission paying for the upsizing of the sewer to serve the expanded area.

Mr. Schrupf agreed that using a holding tank should be a last resort option, so as to be able to keep Red Star moving. Mr. Boxberger added that holding tanks are usually only approvable with an approved plan for permanent sewer installation and it could not be used in replacement of a sewer project. Mr. Schrupf agreed that since the current septic system is already undersized, this could not be let go.

Mr. Buuck suggested an on-site meeting at Red Star to further go over the options, timing, and other factors. Ms. Beregszazi suggested to keep Larwill officials in the loop as they are excited about seeing some growth. There was further discussion about timing, urgency, and funding of the project. Mr. Boxberger offered that the Commission's outstanding taxable bond might be usable for this project, depending on how its applicability is worded. He would research the terms and report back.

The project would be an ongoing topic for the Commission for the foreseeable future.

COUPLED PRODUCTS BUILDING UPDATE

Mr. Buuck stated that a Fort Wayne company that has shown interest in the Coupled Products building has begun to do due diligence work. A local company has also expressed interest, but they are moving more slowly. To help the process no matter the buyer, the EDC has ordered an updated Phase I Environmental study to be done to verify the conditions. Mr. Boxberger suggested that once a buyer is more committed, they might submit a "to-do" list of items needing to be addressed. The Commission may be able to help with some types of items; he suggested that the bond may be able to be used for this as well. Ms. Schinbeckler stated that the bond balance was about \$1.4M.

MISCELLANEOUS MATTERS

Mr. Boxberger reminded the Commission that unless the Executive Orders were continued by the Governor after July 4, the normal Commission rules would apply. A refresher summary would be prepared for reference. Guests or consultants could continue to call in.

Mr. Bilger suggested that a budget meeting be scheduled to go over the 2021 budget. The list of committed projects would help to keep the meeting short. Mr. Kessler was nominated to meet on the budget review.

He also updated the Commission that the plat for splitting Lot 5 (Autoliv's parcel) was approved at the Plan Commission. Some small revisions were necessary; the plat should be ready to record upon the end of the appeal period in mid-July.

Mr. Buuck asked if the Commission had interest in allowing a farmer to bale the Lot 4 property instead of paying someone to mow it. The Commission would entertain the idea, with Mr. Argerbright looking into it.

Ms. Schinbeckler let the Commission know that the first property tax distribution occurred, with approximately \$2,245,000 being deposited from the TIF. This made the current balance about \$7.8M. There was a brief discussion about the school payments. The June payment would be made, leaving the final one coming in the fall.

CLAIMS

Claims were reviewed and consisted of: Carson, LLP, \$2,304.00.

Mr. Schrupf made a motion to approve the claims, and Mr. Schrader seconded. Motion passed unanimously.

IN THE MATTER OF MINUTES

Minutes for the June 9th and June 12th meetings were presented for consideration.

Mr. Schrader made a motion to approve the June 9th minutes as presented, and Mr. Kessler seconded. Motion passed unanimously.

Mr. Schrupf made a motion to approve the June 12th minutes as presented, and Mr. Wheeler seconded. Motion passed 4-0-1, with Mr. Schrader abstaining.

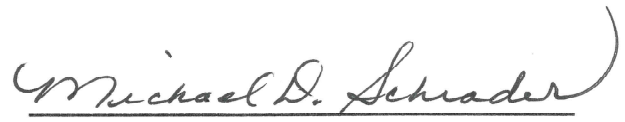
There being no further business, Mr. Argerbright declared the meeting adjourned at 8:40 a.m.

**WHITLEY COUNTY
REDEVELOPMENT COMMISSION**

ATTEST:



James Argerbright, President



Michael Schrader, Secretary