

MINUTES
WHITLEY COUNTY REDEVELOPMENT COMMISSION

Tuesday, October 13, 2020

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

MEMBERS PRESENT

Frank Kessler
Michael Schrader
George Schrupf
Kim Wheeler

MEMBERS ABSENT

Jim Argerbright
Jill Western

STAFF

Jana Schinbeckler
Nathan Bilger
Dale Buuck
Mark Cullnane
Tiffany Forrester
Cami Hippenhammer

GUESTS IN ATTENDANCE

Steve Western

GUESTS ON-LINE/PHONE

Lana Beregszazi

LEGAL COUNSEL

Andy Boxberger

CALL TO ORDER

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

ROLL CALL

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

ICE MILLER/IOTRON INDUSTRIES

Mr. Boxberger stated that Iotron had requested Ice Miller to review the bond. Since Ice Miller also serves as the Commission and County Commissioners' bond counsel, a conflict waiver was determined to be necessary. He explained that since the arrangement of the bond issue requires minimal involvement by the County, he had little concern about using the same counsel. Mr. Kessler made a motion to approve the waiver, and Mr. Wheeler seconded. Motion passed unanimously. The County Commissioners would also need to take action on the waiver at their next meeting.

LARWILL SEWER PROJECT

Ms. Beregszazi provided an update on the Larwill sewer extension project. Preliminary design was completed last week, and final design is expected in the last week of October. She stated that there would be three homes along the route that will need to be connected due to the County's ordinance requiring connections. The cost of accommodating these connections is included in the engineering, but the final design is dependent on the location of the grinder pumps and lines, which are contingent upon the owners.

The total cost of connecting the three homes would be about \$25,000, which was not in the original project budget. The cost would be about \$5,000 per home in equipment and infrastructure, plus labor to install, Larwill's connection fee of \$1,000, and the costs to close the existing septic systems. Who pays for these costs is important to sort out prior to discussing the grinder pump location with the owners.

Mr. Schrupf inquired whether the homes could share a grinder pump, reducing the costs.

Ms. Beregszazi stated that might be possible for one pair of homes, but doing so greatly increases the

long-term maintenance costs due to the additional wear and tear. Mr. Boxberger asked if Larwill has an existing policy on grinder pumps in town; Ms. Beregszazi replied that there is no existing policy as these would be the first to be installed on the system.

Mr. Schrumpf expressed concern about burdening the homeowners. Mr. Wheeler said that since other costs are coming in lower, the addition of the connection costs might be still within the original budget expectations; Mr. Schrumpf concurred. Mr. Buuck reminded the Commission that Red Star offered to pay for the septic closing costs as well, which would reduce the cost per home. Ms. Beregszazi suggested that Larwill may also waive their connection fee since the project incorporates the connections in the design.

Mr. Boxberger asked about the need for easements for the pumps. Ms. Beregszazi stated that they would be needed. The Town's legal counsel Greg Hockemeyer may have an existing draft document for their use. Since these connections would be for the owners' benefit, monetary compensation for the easements would likely not be needed.

There was a further brief discussion about total project cost and bidding requirements. Mr. Wheeler made a motion to raise the project cost authorization in the amount of up to \$110,000, and Mr. Schrader seconded. Motion passed unanimously.

WHITLEY RC INVESTMENTS PROPERTY

Mr. Boxberger stated that Whitley RC Investments had prepared a deed to transfer the southern part of Lot 5 in Rail Connect [now known as Lot 502] back to the Commission, as had been previously discussed. Mr. Schrumpf asked about any downfalls for the Commission to own the property.

Mr. Boxberger described some smaller issues, but the main concern would be the liability insurance for the property. Mr. Schrumpf also asked to confirm whether the transfer would be to the Commission or Commissioners. Mr. Boxberger responded that it is to the Commission, but it could be transferred later.

After a brief discussion about the possible uses for the property, Mr. Schrader made a motion to accept the proposed transfer of property from Whitley RC Investments. Mr. Kessler seconded. Motion passed unanimously.

MISCELLANEOUS MATTERS

Mr. Schrumpf stated that the Whitko Career Academy had its ribbon cutting and open house on the previous Saturday. It was very impressive to see the variety of programs they developed, and the number of students already enrolled. Mr. Schrader asked about having a Commission tour; this may be arranged at a later date.

Mr. Buuck stated that the Gateway drainage project was in progress, with the main work still expected to be undertaken in 2021. He was working with AGA on work to address immediate issues with the swale and ditch and that would avoid problems that could come up with larger project in the spring. He had solicited three quotes for the work, and Pulver was the only response, with a quote of \$12,800. This would be in addition to approximately \$10,000 of work being paid for by AGA that benefits only their property. The Commission discussed the work. Mr. Kessler made a motion to proceed with the work in the amount of up to \$12,800, and Mr. Wheeler seconded. Motion passed unanimously.

Mr. Buuck provided updates on Rail Connect. The street intersection renovation was in progress, with utility relocations already partially done. There has continued to be a tremendous amount of interest

in purchasing or leasing the RC I building, though none have quite made a deal yet. Mr. Bilger added that Indiana Materials Processing was planning a small warehouse addition of just under 5,000 sq. ft.

Mr. Bilger announced that the County Comprehensive Plan update open house would be held October 26th from 3 p.m. to 7 p.m. at the 4-H Center. All are invited to attend and offer input on the future of Whitley County.

CLAIMS

Claims were reviewed and consisted of: Northeastern REMC, \$129.78; Weigand, \$45,000; Whitley RC Investments, \$47,974.26; Peter A. Rouch, \$950.00; Whitley County Economic Development Corp., \$8,000; Union Township, \$50,000; and BCS Management, \$2,058.60.

Mr. Bilger inquired about the transfer of the street light at Rail Connect. Mr. Boxberger stated that the transfer is tied with the transfer of the sign easement on Shively Grain's property, and they have not yet responded. Mr. Kessler asked about the 300E lighting, and Mr. Buuck stated he had not yet made contact with City Ford/Chevy.

Mr. Bilger asked about the payment to Union Township, as typically that payment was made immediately after property tax distributions. Mr. Boxberger also expressed his concern about this being a potentially debatable expense for the TIF. It would be better to be project-based. The Commission's consensus was to request the invoice be written for a coverable project.

Mr. Bilger reminded the Commission that the lease term for Weigand is through December.

Mr. Kessler made a motion to approve the claims as presented, except Union Township, and Mr. Wheeler seconded. Motion passed unanimously.

IN THE MATTER OF MINUTES

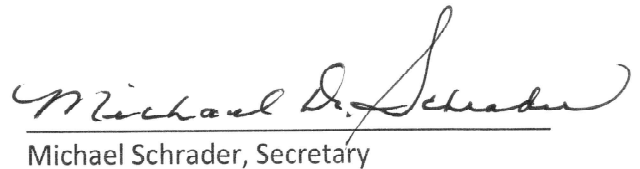
Minutes for the September 8th and 11th meetings were presented for review. Mr. Kessler made a motion to accept both sets of minutes as presented, and Mr. Schrader seconded. Motion passed, 3-0-1 for both sets of minutes, with Mr. Wheeler abstaining from voting on minutes from the 8th and Mr. Schrupf abstaining from the 11th.

Being no further business, Mr. Schrupf declared the meeting adjourned at 8:48 a.m.

**WHITLEY COUNTY
REDEVELOPMENT COMMISSION**

ATTEST:


James Argerbright, President


Michael Schrader, Secretary