

WHITLEY COUNTY REDEVELOPMENT

August 16, 2016

The Whitley County Redevelopment Commission met Tuesday, August 16, 2016 in the Commissioner's Room located on the first floor of the Whitley County Government Center. Redevelopment members in attendance were Chairman James Argerbright, Bill Overdeer, Frank Kessler, Mike Schrader, George Schrumpf and Jill Western. The Commission had legal representation Andy Boxberger from Caron Boxberger LLP. EDC President Jon Myers was in attendance. Guests included: Highway Engineer Brandon Forrester, Planning Director Nathan Bilger and Troy Wilcoxson from 30 Spec Realty.

The regular meeting was called to order by Chairman JArgerbright at 8:00 AM.

IN THE MATTER OF MINUTES & CLAIMS: The minutes for the July 12, 2016 meeting were presented for review. *MSchrader motioned the July 12, 2016 minutes be approved; BOverdeer seconded the motion; motion passed with all in favor.* The minutes for the special meeting on August 2, 2016 were presented for review. *GSchrumpf made a motion to approve the August 2, 2016 minutes; BOverdeer seconded the motion; motion passed with all in favor and FKessler abstaining.* In regard to claims, the check run on June 21, 2016 consisted of claims from: 30 Spec Realty, LLC for \$1,777.58, Carson Boxberger Attorneys for \$5,934.00, Northeastern REMC for \$512.71, Whitley RC Investments for \$4,075.00, Regions Bank for \$49,000.00 and Wells Fargo Bank for \$5,500.00. The check run on July 6, 2016 included claims for: GME Testing for \$1,740.00, Wells Fargo Bank for \$2,250.00 and Wells Fargo Bank for \$1,595,783.67. The check run for July 20, 2016 consisted of: 30 Spec Realty, LLC for \$1,825.23, Carson Boxberger Attorneys for \$2,859.50, Northeastern REMC for \$512.71 and Whitley RC Investments, LLC for \$4,075.00. The last check run on August 10, 2016 consisted of: 30 Spec Realty, LLC for \$1,777.59, Northeastern REMC for \$512.71, STAR Financial Bank for \$132,657.30 and Whitley RC Investments, LLC for \$4,075.00. *BOverdeer made a motion to approve the check runs; MSchrader seconded the motion; motion passed with all in favor.*

STATUS REPORT ON COUNTY ROAD 600 E PROJECT: County Engineer Brandon Forrester stated the railroad company should be coming soon for their railroad crossing replacement which will take about a week. Niblock has pulled off the job because they have completed everything they need to up to this point. There was an issue with getting a gas valve in front of Shively's. There was a pipe installed for Gator Cases as part of the right-of-way agreement and the extra work for these two projects cost \$37,003.00. In regard to the driveway for Coupled Products, the plans did not accommodate the grade change so they had to do a little extra work because there was a fourteen inch difference. There was a drainage structure that needed to be adjusted to grade and when they began digging, it was not concrete. They had to replace the drainage structure have a better base under the pavement. The Commission needs to approve the changes that were made. Brandon presented a claim to the Commission for Niblock for \$181,215.23 for the work they have completed and asked for approval to be paid. *GSchrumpf made a motion to approve change order and approve the \$181,215.23 claim to Niblock; MSchrader seconded the motion; motion passed with all in favor.* Brandon stated at this time there is not an estimated completion date but he hopes to have the project completed by the end of September.

UPDATE ON PARK 30 SPEC BUILDING: Troy Wilcoxson has the spec building in Park 30 and there have been a few companies look at it. Troy stated that the building is a shell building and a parking lot. They have had interest in the building that need the building sooner than it would be available. Troy would like to start the second phase for the building which would be to add lighting, get plumbing ready, add the floor, etc. The Commission agreed that the building needs to be ready

for immediate access. They are hoping to have the building occupied within the next six to eight months.

UPDATE ON RAIL CONNECT SPEC BUILDING: Joe D'Italia is very close to getting a lease signed and is hoping to get approval to move forward. When he does, he would like to come before the Commission and Council to receive an abatement on the additional constructions. This would create 32 new jobs and the assembly work would require semi-skilled workers. Joe hopes for a decision from the company by the end of the month. Jon stated if this deal does not work out, there are other companies interested in leasing the building.

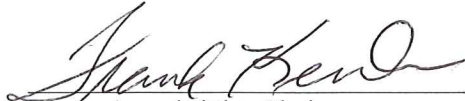
SITE PREPARATION FOR RAIL CONNECT LOT 1: In regard to this 55 acre property is on the west side of Rail Connect, Engineering Resources created some drawings for the Commission. Jon recommends that the Commission have some dirt work done on the lot at the end so it is ready for the additional companies that have been looking at the Spec Building. Jon stated if the Spec building is leased soon, they will want another site ready to have the option of building. The Redevelopment bonds would be available for the site work. Jon stated that the best option is to get the pad ready for a building but the other option is to sell it. Engineering Resources would handle the project and the Commission asked Jon to obtain estimates for the site work.

SITE PREPARATION FOR BRETHREN CHURCH PROPERTY: Jon stated that he has met with the contractor that AJ Machines has been working with. They are requesting Redevelopment to aid in getting the site ready to build. Jon gave the Commission members a breakdown of what Ideal Construction gave him for a quote. The preparation for the driveway, curb cut, etc., was \$7,500, the excavation and site work for building was \$20,000 and the site preparation for the asphalt parking lot was \$24,000 for a total of \$51,500. The soil test came back and it is all clay and solid which is ideal for building. Attorney Boxberger stated that he would send everyone a timeline for the process of this project. ***BOverdeer made a motion to authorize Jon to obtain quotes for the Brethren lot work; FKessler seconded the motion; motion passed with all in favor.***

IN OTHER BUSINESS: BOverdeer requested an update on Abid's project from Jon. Jon stated that there was some additional soil testing and they do not think it will cost as much as they originally thought. The Commission had previously decided to pay half of the cost up to \$26,000 for the project. Planning Director Nathan Bilger has been going through the properties in the TIF district. He has found that some parcels are in the TIF district that should not be and vice versa. In regard to the school project, Attorney Boxberger met with the school board and their attorney. They proposed a setup that has not been done before. The Commission and the school would agree to hire the same construction manager and enter into a contract jointly. The Commission would agree to pay certain portions that are compliant with the statutes in regard to Redevelopment Commissions. In different projects went over the amount that the Commission agreed to pay, the school corporation would be responsible for the remaining amount. The Commission gave approval to move forward with the school project with the process proposed. In regard to the Auditor being the Treasurer of Redevelopment Commission, ***BOverdeer made a motion to pay \$2,000 towards the Auditor's salary; motion died to lack of second due to the statute not allowing it.***

There being no further business or public comment, the meeting was adjourned at 9:20 AM.

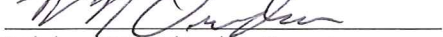
Whitley County Redevelopment Commission



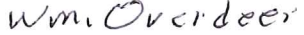
James Argerbright, Chairman



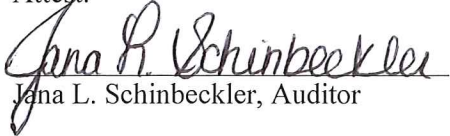
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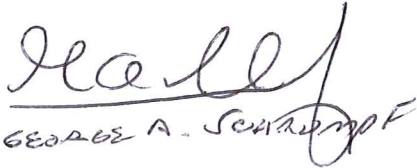
Michael D. Schrader, Secretary



Attest:



Jana L. Schinbeckler, Auditor



GEORGE A. SCHRAMM