

MINUTES
WHITLEY COUNTY REDEVELOPMENT COMMISSION

Tuesday, April 23, 2019

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

MEMBERS PRESENT

Jim Argerbright
George Schrupf
Michael Schrader
Kim Wheeler
Frank Kessler

MEMBERS ABSENT

Jill Western

LEGAL COUNSEL

Andy Boxberger

STAFF

Jon Myers
Nathan Bilger
Jennifer Shinabery

GUESTS

none

CALL TO ORDER

Mr. Argerbright called the meeting to order at 8:01 a.m. and read roll call.

IN THE MATTER OF MINUTES

The minutes for the April 9, 2019 regular meeting were presented for approval. Mr. Wheeler made a motion to approve the minutes as presented; Mr. Schrader seconded. The motion passed 4-0-1, with Mr. Kessler abstaining.

RAIL CONNECT SPEC BUILDING UPDATE

Mr. Myers reported that Mr. D'Italia received a letter from the Project Manager that the building is substantially complete. He explained that the tenant will likely occupy the building in August or September. Attorney Boxberger explained that rent payments will start under the original lease agreement until the terms of the modified agreement take effect. The Commission discussed the recently submitted invoice from Whitley RC Investments II LLC and decided that once the lease is signed, the invoice could be clarified and updated accordingly and subsequently approved at that time.

POSSIBLE EXPANSION OF ARCHITECTURAL GLASS & ALUMINUM

Mr. Myers discussed the growth of the company and their need to expand, explaining that he would complete a cost-benefit analysis based on their proposal in order to soon make some recommendations to the Commission. The Commission discussed ongoing drainage issues in the area and possible solutions.

NEW PB DEVELOPMENT PROJECT

Mr. Myers discussed a new interest in one of the recently created lots at Park 30 and will be preparing more information for the Commission to consider.

MISCELLANEOUS MATTERS

Mr. Myers reported that BCS Management is close to completing the sewer study for the Larwill area. Mr. Bilger discussed recent awareness of sewer issues at the Qualitex Inc. location, possibly resulting from the installation of power lines along Progress Court. He will provide the RDC with updates to the situation as necessary. He also reported on the progress of the SDI-CC Force Main Sewer Project, explaining that Dunigan

Brothers Inc. expects to reach substantial completion by the end of the week and Crosby Construction is on schedule. He reported that Mayor Daniel plans to re-prioritize the US-30 Planning Committee as a result of INDOT's submission of early coordination drawings and the need to re-evaluate the project with current numbers.

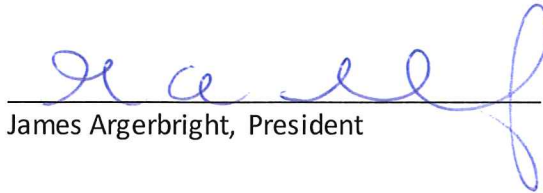
IN THE MATTER OF CLAIMS

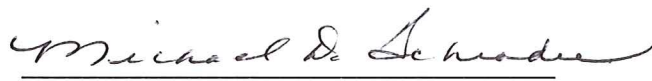
Claims were reviewed and consisted of: Carson LLP for \$3,645.00 and Pyrotek, Inc. for \$597.00. Mr. Schrupf made a motion to approve the claims; Mr. Kessler seconded. The motion passed 5-0.

There being no further business or public comment, Mr. Argerbright declared the meeting adjourned at 8:36 a.m.

Whitley County Redevelopment Commission

Attest:


James Argerbright, President


Michael Schrader, Secretary