

MINUTES

WHITLEY COUNTY REDEVELOPMENT COMMISSION

Tuesday, July 9, 2019

WHITLEY COUNTY GOVERNMENT CENTER

1st FLOOR-COMMISSIONERS/COUNCIL MEETING ROOM

MEMBERS PRESENT

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

GUESTS

Steve Western
Kevin Michael

MEMBERS ABSENT

None

LEGAL COUNSEL

Andrew Boxberger

STAFF

Jon Myers
Kennedy St. George
Nathan Bilger
Jana Schinbeckler
Tiffany Forrester

CALL TO ORDER

Mr. Argerbright called the meeting to order at 8:00 a.m. and read roll call.

IN THE MATTER OF MINUTES

The minutes for the June 25, 2019 regular meeting and the memorandum for the June 25, 2019 executive session were presented for approval. Mr. Schrader made a motion to approve the minutes as presented; Mr. Kessler seconded. The motion passed 5-0. Mr. Wheeler made a motion to approve the memorandum as presented; Mr. Schrumpf seconded. The motion passed 5-0.

DISCUSSION OF CR 100 SOUTH PARCEL

Mr. Bilger summarized the discussion at the last meeting regarding a property currently for sale on CR 100 South. At the Commission's direction, he had engaged Kevin Michael, Walker & Associates, to review the utility requirements of the site, with particular attention paid to access to sanitary sewer. Mr. Michael then presented a summary of the utility situation, stating that a lift station and force main would be required to serve the site, no matter if the line went to the west or to the southeast. The benefit of going west would be to utilize existing rights-of-way and easements, but would only be able to serve the subject parcel. Placing a lift station on the adjacent property to the southeast could serve a much larger area, but would require acquisition of easements or the property.

Mr. Schrumpf then introduced Matt and Hallie Grant, owners of Sailrite. Mr. Myers and the Grants stated that they intended to put in an offer on the parcel to permit expansion of the Sailrite operations. They stated that they figured the Sailrite facility would utilize roughly 6 acres of the site, with the remainder of the property possibly being developed, or sold for development. Mr. Schrumpf stated that a community corrections facility would use about 5-7 acres, so both uses could possibly be located on the site. The Commission discussed various scenarios about development of the property in conjunction with Sailrite.

Mr. Boxberger and Mr. Bilger then discussed the requirements for adding the property to the acquisition list, with Mr. Bilger noting that even if the Grants develop the property themselves, the Commission may wish to acquire lots or part of the ground in the future, which would require being added to the list. The expected time line to complete the acquisition list would be early September due to the alignment of meeting dates. After a brief discussion, the Commission consensus was to proceed with amending the list of properties to

acquire. They further came to the consensus that the Commission would not immediately seek to purchase the property, allowing Sailrite to proceed with its purchase offer. The Commission also reiterated that they would provide assistance in development of the property as may be needed.

MISCELLANEOUS MATTERS

Mr. Bilger stated that Triad Metals would soon be seeking a Development Plan approval for a building expansion on their property on CR 100S. They hope to start construction in August.

Mr. Myers invited the Commission members to visit the EDC office later in the morning to view a scale model of the Saturn V rocket in recognition of the 50th anniversary of the moon landing.

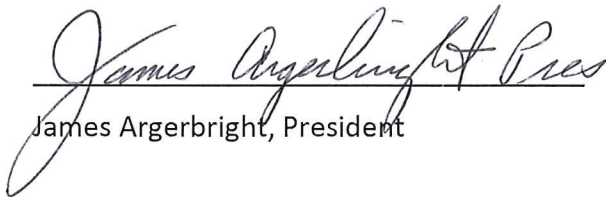
IN THE MATTER OF CLAIMS


Claims were reviewed and consisted of: Whitley County Economic Development Corporation, \$6,250; Northeastern REMC, \$117; Mike Schrader, \$450; Frank Kessler, \$375; and Jim Argerbright, \$375. Mr. Schrumpf made a motion to approve the claims; Mr. Wheeler seconded. The motion passed 5-0.

There being no further business, Mr. Argerbright declared the meeting adjourned at 8:39 a.m.

**WHITLEY COUNTY
REDEVELOPMENT COMMISSION**

ATTEST:


James Argerbright, President


Michael Schrader, Secretary