

# MINUTES

## WHITLEY COUNTY REDEVELOPMENT COMMISSION

Tuesday, July 23, 2019

WHITLEY COUNTY GOVERNMENT CENTER

1<sup>st</sup> FLOOR-COMMISSIONERS/COUNCIL MEETING ROOM

### MEMBERS PRESENT

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

### GUESTS

Steve Western

### MEMBERS ABSENT

None

### LEGAL COUNSEL

Andrew Boxberger

### STAFF

Jon Myers  
Nathan Bilger  
Tiffany Forrester  
Mark Cullnane

### 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 July 9, 2019 regular meeting were presented for approval. Mr. Schrader made a motion to approve the minutes as presented; Mr. Kessler seconded. The motion passed 5-0.

### AMENDMENT OF THE LIST OF PARCELS TO BE ACQUIRED

Mr. Bilger and Mr. Boxberger summarized the process for acquiring parcels in the vicinity of the southwest corner of CR 100S and 300E, as discussed in previous meetings. Presented was a resolution to amend the List of Properties to be Acquired in the Declaratory Resolution with an additional nine properties. The approval process would include Plan Commission review in August, followed by Commissioners' approval, and then returning for final approval of the amendment at the first September Redevelopment Commission meeting.

Mr. Argerbright asked if it would be possible to include three additional properties on the north side of CR 100S, adjacent to those on the amended list. The Commission discussed the merits and potential usage of those properties. Mr. Boxberger explained that since the properties were outside the current TIF boundaries, including them would require amending the TIF itself, and not just a list. While it would be possible to do, he recommended that it be handled separately from the current amendment. The Commission agreed that the idea could be revisited later.

Mr. Schrupf then made a motion to approve Resolution 2019-05, Amending Declaratory Resolution of the Whitley County Redevelopment Commission; Mr. Kessler seconded. The motion passed 5-0.

### MISCELLANEOUS MATTERS

Mr. Myers provided an update that the Sailrite owners were proceeding with purchase negotiations on the land previously discussed. He stated that there could be additional interest in the property and that he would try to get the parties together. He would keep the Commission informed of progress and potential involvement they may have.

He also stated that a deal to install fiber internet to Red Star in Larwill was made. Fiber optic infrastructure, along with sanitary sewer, was a primary concern of the proposed Larwill TIF.

Mr. Myers also mentioned that the Holiday Inn Express in Columbia City held its ribbon-cutting on the 22<sup>nd</sup>. They had opened at the beginning of June and had been unexpectedly busy so far.

Mr. Bilger stated that a Development Plan review for a new building at the Triad Metal location on 100S was scheduled for the 24<sup>th</sup>. Proposed was a 20,000 sq. ft. building.

He also stated that he, Mr. Kessler, and Ms. Schinbeckler had met the previous week and had reviewed the Commission's budget for 2020. Most changes were made to reflect the expected changes in projects. The budget would be presented at the next meeting Ms. Schinbeckler could attend.

Mr. Bilger also introduced Mr. Cullnane to the Commission as the new Planner I for the department who would be handling Redevelopment Commission matters.

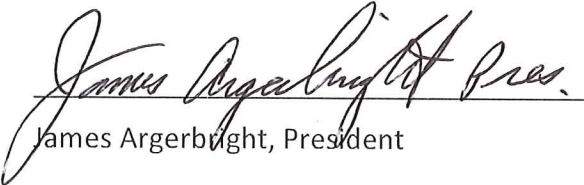
#### **IN THE MATTER OF CLAIMS**

Claims were reviewed and consisted of: Carson LLP, \$2,880. 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 8:30 a.m.

**WHITLEY COUNTY  
REDEVELOPMENT COMMISSION**

**ATTEST:**

  
James Argerbright, President

  
Michael Schrader, Secretary