

MINUTES
WHITLEY COUNTY REDEVELOPMENT COMMISSION
Tuesday, August 11, 2020

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

MEMBERS PRESENT

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

MEMBERS ABSENT

GUESTS ON-LINE/PHONE

GUESTS IN ATTENDANCE

Steve Western

STAFF

Jana Schinbeckler
Dale Buuck
Nathan Bilger
Mark Cullnane
Tiffany Forrester
Brandon Forrester

LEGAL COUNSEL

Andrew Boxberger

CALL TO ORDER

Mr. Argerbright called the meeting to order at 8:00 A.M.

ROLL CALL

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

RAIL CONNECT ENTRANCE INTERSECTION IMPROVEMENT CONTRACT AWARD

Mr. Forrester reviewed the quotes for the intersection improvement that were received at the last meeting. His recommendation was to accept the quote from Brooks Construction. Mr. Kessler made a motion to award the work to Brooks Construction in the amount of \$34,641. Mr. Schrader seconded. Motion passed unanimously.

GATEWAY PARK DRAINAGE AGREEMENT

Mr. Buuck presented the updated engineering agreement with ERI for the engineering work to be done for the Gateway Park drainage project. The contract would be for a lump sum, with the project being designed for construction in one phase in the spring. To resolve the AGA site-specific issues before winter, a small project will be developed in which the Commission and AGA would cost-share. Each share was expected to be approximately \$5-8,000.

Mr. Schrumpf made a motion to approve the engineering agreement with ERI in the amount of \$22,400. Mr. Wheeler seconded. Motion passed unanimously.

SCHOOL PROJECT PAYMENT INSTALLMENT

Mr. Boxberger stated that the school had contacted him to see if it would be possible to shift the final installment up from the scheduled November/December date in order to pay for construction costs in the next month or so. He said that there would be details to work out to finish the contract, but making the payment early itself would not be an issue. The Commission discussed the idea. Ms. Schinbeckler confirmed that the current cash balance would be sufficient. Mr. Schrader made a motion to pay the December 2020 installment to the school early. Mr. Wheeler seconded. Motion passed unanimously.

MISCELLANEOUS MATTERS

Mr. Buuck reminded the Commission that Indiana Materials was still looking at an expansion at Rail Connect. They are seeking an extension of internet service from Centurylink, which he was trying to coordinate with the work being done at the Rail Connect entrance. Mr. Schrumpf asked if Intelligent (formerly Indiana) Fiber Network could be used, since they had done the expansion. Mr. Bilger said he did not think IFN had gone south of the railroad track yet to serve Rail Connect, but this might be an opportunity for them. Mr. Buuck would look into IFN as an option.

Mr. Buuck relayed that a medical device company from Boston had a site visit. They are interested in moving their headquarters to the county since their product is manufactured by Micropulse and they have affiliations with companies in Warsaw. The company is currently small, but the jobs are relatively high-paying. Mr. Buuck will work through potential locations with them.

He continued with an update on the Red Star sewer extension. Jon Myers had contacted the major adjacent landowner to obtain an asking price for an option. The landowner was still interested, but noncommittal to a price.

Mr. Buuck stated that further discussions on developing the 800 East project were still awaiting response from SDI.

Mr. Bilger stated that Mach Medical building was finished, and the company had just started moving in. The new high school also was nearing a certificate of occupancy. However, there were some outstanding site issues that would need to be completed before a full certificate could be issued, notably the installation of a stoplight on SR 9.

Mr. Kessler provided an update from the Rail Connect owners' association meeting. The association agreed to accept the signs and easements. They also allocated funds for the ongoing maintenance of the signs. The truck parking issue was discussed, and it was noted that the new no parking signs had been installed.

IN THE MATTER OF MINUTES

Minutes for the July 14th and 28th meetings were presented for review. Mr. Schrumpf made a motion to accept the July 14th minutes as presented, and Mr. Kessler seconded. Motion passed 4-0-1, with Mr. Wheeler abstaining. Mr. Schrader made a motion to accept the July 28th minutes as presented, and Mr. Wheeler seconded. Motion passed unanimously.

CLAIMS

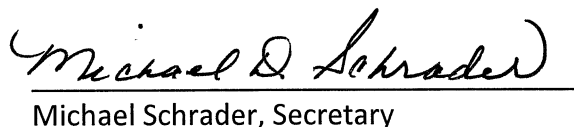
Claims were reviewed and consisted of: Weigand Construction, \$45,000.00; and Star Financial Bank Loan Services, \$418,940.13. A claim from BCS Management was held for further review. Mr. Wheeler made a motion to approve the claims, and Mr. Kessler seconded. Motion passed unanimously.

There being no further business, Mr. Argerbright declared the meeting adjourned at 8:40 a.m.

WHITLEY COUNTY REDEVELOPMENT COMMISSION

ATTEST:


James Argerbright, President


Michael Schrader, Secretary