

MINUTES
WHITLEY COUNTY REDEVELOPMENT COMMISSION
Tuesday, November 24, 2020

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

MEMBERS PRESENT

Jim Argerbright
Frank Kessler
Michael Schrader
Jill Western

MEMBERS ABSENT

George Schrupf
Kim Wheeler

STAFF

Nathan Bilger
Mark Cullnane
Cami Hippenhammer
Riley Hollenbaugh
Jana Schinbeckler
Scott Wagner

GUESTS IN ATTENDANCE

Steve Western

GUESTS ON-LINE/PHONE

Lana Beregszazi
Dale Buuck

LEGAL COUNSEL

Chris Nusbaum

CALL TO ORDER

Mr. Argerbright called the meeting to order at 8:01 a.m.

ROLL CALL

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

LARWILL SEWER PROJECT

Ms. Beregszazi presented updates on the status of the Larwill sewer extension. She stated that Mark Zumbrun, owner of the property across from RedStar, was proving to be difficult to deal with. He felt like the sewer extension would have little benefit to him because his shop had very little sewer usage. The location of the pump easement on his property further complicated the situation. She reminded the Commission that the easement on the Studebaker property was also problematic, as discussed before.

Other than the locations of the easements that are uncertain due to these difficulties, Ms. Beregszazi stated that the design was about 95% complete and nearly ready to submit to IDEM and go for bid letting. She also stated that the Larwill Town Council did approve waiving the connection fees at their last meeting.

Mr. Argerbright asked if Zumbrun had to connect. Ms. Beregszazi stated that the Commission did not have to include the connection in the design, but the Health Department would still require the owner to connect. So while it would be possible, it would be seen as being deceiving.

She suggested that meeting with the owners to see if there could be any progress made. There was further discussion about the details of the project among the Commission, Ms. Beregszazi, and Mr. Wagner. Mr. Argerbright stated that the setting up a meeting with Mr. Zumbrun should occur soon after Thanksgiving since the project could not move forward without their buy-in.

Mr. Nusbaum noted that the easement documents had been developed and would be ready when the owner agreements were finalized.

COUPLED PROJECTS BUILDING FORECLOSURE

The Commission had received notice of a foreclosure proceeding on the Coupled Products building because they held a lien on the property originating from a Phase II study they paid for. Mr. Nusbaum stated that the owner was still trying to proceed with selling the property; in the interim, they filed for an enlargement of time to respond to the suit. If the sale does not proceed, and the foreclosure does go forward, it seems unlikely that the Commission would receive any funds. Mr. Argerbright stated that if it were a matter of the Commission waiving the lien in order to encourage the property sale, that might be acceptable, but only at closing.

CHROMASOURCE/RC I BUILDING INCENTIVES

Mr. Hollenbaugh presented a cost-benefit analysis showing the value of training grants for the Chromasource. He stated that there would be up to 30 new jobs created, and the requested grant amount was \$90,000, paid as training occurred over three years. Mr. Argerbright stated that the state had also offered \$130,000 in incentives, and there was about \$12,500 in remaining tax abatements, making about a total of \$230,000 in the various incentives. Mr. Buuck stated that since the project wasn't doing much other building or public improvement investment, there weren't other good incentive options. Investing in the employees seemed to be the best option.

Mr. Kessler asked what the training would consist of. Mr. Buuck explained that part of the training would be basic company operations, but the majority would be specific to the specialized equipment and software used in their company. Some administrative training would also be included for office employees.

Mr. Buuck explained that a formal agreement would be put together if there was consensus on the request. There would also be a request to Council to transfer the abatement as necessary. Mr. Kessler said that he was okay with the training grant offer since it was payable only as the employees were hired. The rest of the Commission was in consensus with the proposal.

MISCELLANEOUS MATTERS

Mr. Buuck stated that he had ended the REMC account for the 300 East streetlights. No one had been found to assume responsibility for the lights, and so they'd be turned off. Mr. Bilger stated he had let the Highway Department know in case they receive any calls.

IN THE MATTER OF MINUTES

Minutes for the November 10th meeting were presented for review. Mr. Schrader made a motion to approve the minutes as corrected, and Mr. Kessler seconded. Motion passed, 3-0.

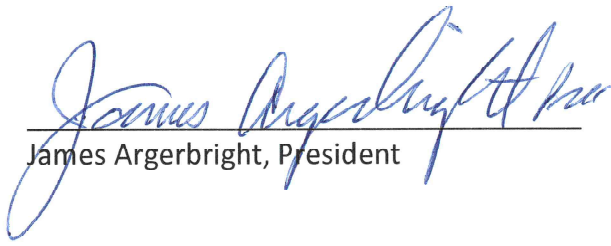
CLAIMS

Claims were reviewed and consisted of: Pictometry Inc., \$4,000; Brooks Construction, \$34,641.00; Jim Argerbright, \$450; Michael Schrader, \$450; Frank Kessler, \$450; and JK Walker & Associates, \$3,900. Mr. Bilger reminded the Commission that the Pictometry invoice was for aerial photography as part of the 2019 commitment to the GIS department of \$4,000 per year for three years. Mr. Argerbright clarified that the Brooks Construction invoice was for the Rail Connect entrance widening, and noted that Brandon Forrester had signed off on the invoice.

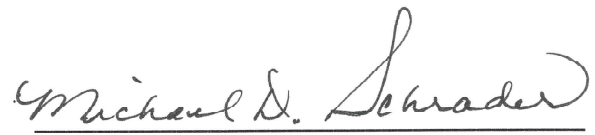
Mr. Kessler made a motion to approve the claims as presented; Mr. Schrader seconded. Motion passed, 3-0.

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

**WHITLEY COUNTY
REDEVELOPMENT COMMISSION**


James Argerbright, President

ATTEST:


Michael Schrader, Secretary