

MINUTES
WHITLEY COUNTY REDEVELOPMENT COMMISSION
Tuesday, January 9, 2018

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

MEMBERS PRESENT

Jim Argerbright
Michael Schrader
Kim Wheeler
George Schrumpf
Frank Kessler

LEGAL COUNSEL

Andy Boxberger

ABSENT
Jill Western

STAFF

Jon Myers
Nathan Bilger
Jennifer Shinabery
Jenny Stephenson

GUESTS

Alan Tio
Drew Welborn
Simon Dragan

CALL TO ORDER:

President Jim Argerbright called the meeting to order at 8:01 am. He welcomed Mr. Wheeler as a new member.

IN THE MATTER OF MINUTES:

The minutes for the December 27, 2017 meeting were presented for review. Mr. Schrader motioned the December 27, 2017 minutes be approved as presented; Mr. Schrumpf seconded the motion. The motion passed with a 3-0 vote, with Mr. Wheeler and Mr. Kessler abstaining.

IN THE MATTER OF ELECTION OF OFFICERS:

Mr. Schrumpf motioned to continue with the current officers for 2018; Mr. Kessler seconded the motion. The motion passed with a 5-0 vote.

RATIFICATION OF DONOHUE ENGINEERING AGREEMENT:

Attorney Boxberger explained that a motion was passed at the last meeting to accept the contract subject to proposed changes and his approval. He explained that the outstanding issues were resolved and the agreement signed. Mr. Kessler motioned to approve the final agreement; Mr. Schrader seconded the motion. The motion passed with a 5-0 vote.

STATUS UPDATE ON SDI SEWER PROJECT:

Mr. Myers presented an update in Ms. Beregszazi's absence. A meeting was held last week with the Mayor and the basic financing was worked out. Attorney Boxberger is working on an agreement. Ms. Beregszazi followed up on further investigating Patriot Engineering and phone calls were made to the other surveyors as well to review and finalizing contracts. The intent was

not for a dedicated line specifically for SDI, which would open up the possibility of future service for the city/county. Mr. Argerbright stated that in a meeting with the mayor, he communicated clearly that the RDC would cover \$2.5 million on the project; the city would have to fund anything beyond that. Maintenance on the old line and capacity were two concerns. Mr. Myers continued by stating that three surveying contracts were drawn up as well as a scope/statement of work for Ms. Beregszazi to continue to oversee the project. They were distributed for review and signatures. Attorney Boxberger mentioned he reviewed the contracts; the proposed changes would still need to be verified. Mr. Kessler motioned to approve the BCS Management Statement of Work to oversee the US-30 Crossings project dated January 2, 2018; Mr. Schrumpf seconded the motion. The motion passed with a 5-0 vote.

Mr. Argerbright reviewed the Williams Aerial and Mapping, Inc. contract for \$8500. Mr. Schrader motioned to approve the contract subject to legal review; Mr. Kessler seconded the motion. The motion passed with a 5-0 vote.

Mr. Argerbright reviewed the Miller Land Surveying contract for \$23,500. Mr. Schrumpf motioned to approve the contract subject to legal review; Mr. Kessler seconded the motion. The motion passed with a 5-0 vote.

Mr. Argerbright reviewed the Patriot Engineering and Environmental contract for \$13,142. Mr. Schrader motioned to approve the contract subject to legal review; Mr. Schrumpf seconded the motion. The motion passed with a 5-0 vote.

Attorney Boxberger stated he received the Letter of Intent from SDI's attorney and will provide comments on his review soon.

Mr. Bilger added that the realistic projected timeline for the completion of the project is September 2019, but efforts to cut time were being made.

WHITLEY RC SPEC BUILDING PROPOSAL:

Mr. Myers reviewed the proposal and the draft of an agreement that was distributed to the Commission Members. Discussions have been made between legal counsel and the parties involved and the conclusion was made that the proposal will need to be modified and further discussion and negotiations made. It was proposed that in order to expedite the process, the RDC would hold an Executive Session in order to better review and negotiate the proposal face-to-face with those involved. A work group was also formed in the event more in-depth investigation or research was needed. Mr. Schrumpf and Mr. Wheeler would comprise this group.

MISCELLANEOUS MATTERS:

Mr. Myers explained that the Broadband internet project was still in progress. He stated that he will be meeting with the new management at Gator Cases and will have an update next meeting. He explained that he will be out of the country next week for his daughter's wedding.

Mr. Argerbright asked Mr. Kessler to assist in determining where the RDC is at in terms of finances with everything going on and bringing all of the members up to speed.

There was some discussion about ensuring the RDC has the ability to utilize the sewer capacity for future development.

Mr. Bilger explained that Ms. Shinabery would be replacing Ms. Stephenson for the time being. He reviewed and explained the process of election of officers per state statute and that he would be sorting that out. He mentioned that the AJ Machine project was still ongoing.

IN THE MATTER OF CLAIMS:

There were no claims presented.

There being no further business or public comment, the meeting was adjourned at 8:55 am.

Whitley County Redevelopment Commission

James Argerbright, President

Attest:

Michael Schrader, Secretary