

MINUTES
WHITLEY COUNTY REDEVELOPMENT COMMISSION
Tuesday, February 13, 2018

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

MEMBERS PRESENT

Michael Schrader
Kim Wheeler
George Schrumpf
Frank Kessler
Jill Western *left 8:45 a.m.*

LEGAL COUNSEL

Andy Boxberger
left 8:45 a.m.

ABSENT

Jim Argerbright

STAFF

Jon Myers
Nathan Bilger
Jennifer Shinabery
Tamela Hamilton
arrived 8:30 a.m.

GUESTS

Steve Western
Mike Cook - Columbia City Wastewater Dept.
Karl Behrens – BND Commercial

CALL TO ORDER:

Vice-President George Schrumpf called the meeting to order at 8:01 a.m. and read roll call.

IN THE MATTER OF MINUTES:

The minutes for the January 23, 2018 regular meeting, the memorandum for the January 23, 2018 Executive Session, and the minutes for the February 7, 2018 Special Meeting were presented for review. Mr. Schrader motioned to approve the January 23, 2018 regular meeting minutes as presented; Mr. Kessler seconded the motion. The motion passed unanimously. Mr. Kessler motioned to approve the memorandum of the January 23, 2018 Executive Session as presented; Mr. Wheeler seconded the motion. The motion passed unanimously. Mr. Wheeler motioned to approve the February 7, 2018 Special Meeting minutes as presented; Mr. Schrader seconded the motion. The motion passed unanimously.

GATOR CASES:

Mr. Myers briefly reviewed his memorandum addressed to the RDC regarding this 2014 project and the reimbursement of IT Infrastructure expenses. He explained that further information is being gathered and a representative from Gator Cases would present that information to the Commission at a later date.

BROADBAND INTERNET UPDATE:

Mr. Myers asked the Commission if they still wanted to move forward with this project. The Commission determined the project was important and decided Mr. Myers would present to the County Commissioners at their next meeting.

COUPLED PRODUCTS REQUEST:

Mr. Myers reviewed the request made by Coupled Products, LLC to provide funding for a Phase II environmental assessment of their property at 2651 South County Road 600 East. There was some discussion of the property and the details of the request. The Commission discussed the drainage easement agreement. Karl Behrens, BND Commercial, further explained the necessity of the request and stated Coupled Products has agreed to sign the drainage easement agreement. Mr. Kessler made the motion to approve the funding of the environmental assessment as proposed, with the reimbursement of those funds to be made to the RDC upon the lease or sale of the property and contingent upon the signing of the drainage easement agreement; Mr. Wheeler seconded the motion. The motion passed unanimously. Mr. Boxberger suggested paying SES Environmental directly.

IMPACT CNC EXPANSION:

Mr. Myers and Mr. Bilger reviewed the planned expansion in the absence of a representative from Impact CNC. Mr. Myers reviewed the cost/benefit summary he provided the Commission. He explained he had suggested a training grant, rather than the tax abatement that was initially requested. The Commission discussed tax abatement versus a training grant for this project. The idea of an internship or apprenticeship program between Troy Center School and Impact CNC was also discussed. The Commission decided to table the discussion until they have a financial report from H.J. Umbaugh & Associates and a representative from Impact CNC can be present.

REPORT ON SEWER PROJECTS:

Mr. Myers presented in Ms. Beregszazi's absence. Ms. Beregszazi had reported there were no holdups with design, surveys had been completed, and reports were in progress. Mr. Boxberger mentioned he had just received the LOI from SDI this morning and would send his thoughts to the Mayor later today following his review. He explained there may be a potential issue to resolve as the City had requested that SDI guarantee a minimum flow and SDI has indicated that they will not agree to that.

MISCELLANEOUS MATTERS:

Mr. Myers stated the recent welcoming event with various local service providers and school representatives for the families that have been relocated from Puerto Rico was a success.

Mr. Myers stated he would be meeting with Mr. D'Italia today regarding preliminary work estimates for the Whitley RC Spec Building.

Mr. Boxberger stated there were no further updates regarding the school payments; H.J. Umbaugh & Associates is still evaluating financial information in order to provide a report.

Mr. Bilger informed the Commission of the US 30 Committee meeting that occurred last week and an upcoming meeting with INDOT that he, along with the Mayor, Mr. Schrumpf and some others, will be attending in order to be involved in the plan.

IN THE MATTER OF CLAIMS:

Claims were reviewed and consisted of NEREMC for \$497.71, Board Member Stipend (Argerbright) for \$250.00, Star Financial Bank Loan Services for \$132,657.30, BCS Management, Inc. for \$5,847.30, Donohou & Associates, Inc. for \$4,638.50. Mr. Schrader motioned to approve the claims; Mr. Kessler seconded the motion and the motion passed with all in favor.

There being no further business or public comment, the meeting was adjourned at 8:53 a.m.

Whitley County Redevelopment Commission

James Argerbright, President

Attest:

Michael Schrader, Secretary