

**MINUTES**  
**WHITLEY COUNTY REDEVELOPMENT COMMISSION**  
**Tuesday, February 27, 2018**

**WHITLEY COUNTY GOVERNMENT CENTER**  
**1<sup>st</sup> FLOOR-COMMISSIONERS/COUNCIL MEETING ROOM**

**MEMBERS PRESENT**

Michael Schrader  
Jim Argerbright  
George Schruppf  
Frank Kessler  
Jill Western

**LEGAL COUNSEL**

Andy Boxberger

**STAFF**

Jon Myers  
Nathan Bilger  
Jennifer Shinabery  
Tamela Hamilton

**ABSENT**

Kim Wheeler

**GUESTS**

Steve Western  
Mike Cook – Columbia City Wastewater Dept.  
Lana Beregszazi – BCS Management  
Aaron Schoon – Impact CNC  
Karen Harpel – Impact CNC  
Troy Weimer – Gator Cases

**CALL TO ORDER:**

Jim Argerbright called the meeting to order at 8:00 a.m. and read roll call.

**IN THE MATTER OF MINUTES:**

The minutes for the February 13, 2018 regular meeting were presented for review. Mr. Kessler motioned to approve the February 13, 2018 regular meeting minutes as presented; Mr. Schrader seconded the motion. The motion passed with three members in favor and Mr. Argerbright abstaining due to his absence at that meeting.

**IMPACT CNC EXPANSION:**

Jon Myers reviewed the expansion project and the training grant request. Aaron Schoon of Impact CNC expounded on the request. The Commission asked Impact CNC to comment on their preference between a training grant and tax abatement. Karen Harpel of Impact CNC confirmed that their preference was the training grant. Following some discussion, Mr. Schruppf motioned to approve the training grant in the amount of \$117,294 to be paid out over three years in equal payment amounts; Mr. Schrader seconded the motion. The motion passes unanimously.

**GATOR CASES:**

Jon Myers briefly reviewed the situation and request. Troy Weimer of Gator Cases passed out a packet of information presenting an explanation of IT infrastructure and the expenditures they

have incurred for reimbursement from a 2014 agreement. He explained the management changes since 2015 that resulted in the partial reimbursement request. Mr. Kessler motioned to reimburse the remainder in the amount of \$30,200; Mr. Schrader seconded the motion. The motion passed unanimously.

#### **BROADBAND INTERNET UPDATE:**

Mr. Myers reviewed the scope and cost of the project. He explained that the total cost for the project was projected to be \$160,000 and the proposed agreement would be for the Commissioners to fund the project, with the RDC reimbursing half. He explained that he polled 29 companies to determine the interest in this service if it were offered. Out of the 18 companies that responded, there were 14 positive responses, 3 responded they would be interested after their current contract expires, and 1 uncertain. Mr. Weimer shared an example of the pertinent need for this service and how it would benefit local businesses. There was some discussion regarding the project and future expansion possibilities. Mr. Schrumpf stated he would present the proposal to the Commissioners at the upcoming meeting. Mr. Kessler motioned to approve the reimbursement of half of the cost of the broadband internet expansion project to the TIF districts, up to \$80,000; Mr. Schrader seconded the motion. The motion passed unanimously.

#### **SDI SEWER PROJECT UPDATE:**

Ms. Beregszazi reviewed the project status report that highlighted activities/accomplishments, risks/issues, upcoming tasks and milestones, and costs to date for this project. She explained that all survey work is complete and reports are developing. She discussed the urgency of the Beamers/Marathon preliminary cost/feasibility study to be completed by Commonwealth Engineers. There was discussion regarding the lack of agreements in place between the stakeholders, the issues preventing those agreements, and the future possible resolutions. The interim flow plan that will be necessary beginning in January and the associated risks was also discussed. She discussed the Bond requirements, including professional wetland services that are needing to be completed in order for the project to move ahead. The Commission decided to hold off on making any financial decisions regarding those services at this time while an agreement is still being negotiated between the City and SDI.

#### **HIGH SCHOOL PAYMENTS:**

Attorney Boxberger stated he received a recommended payment schedule from H.J. Umbaugh & Associates of \$1.25 million in June and December of each year, which was as anticipated.

#### **MISCELLANEOUS MATTERS:**

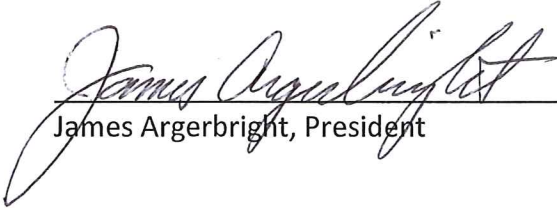
There were no miscellaneous matters to discuss.

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

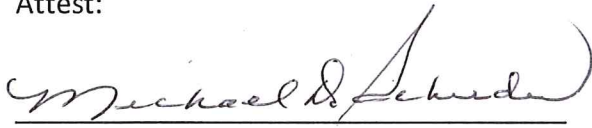
Claims were reviewed and consisted of Peter Rouch for \$700.00, Carson Boxberger Attorneys for \$2,700 and \$1,192.50, Carson LLP for \$6,682.50 and \$4,230, and Nathan Bilger for \$50.00. Mr. Schrumpf motioned to approve the claims; Mr. Kessler seconded the motion and the motion passed with all in favor.

There being no further business or public comment, the meeting was adjourned at 9:03 a.m.

**Whitley County Redevelopment Commission**

  
James Argerbright, President

Attest:

  
Michael Schrader, Secretary