

MINUTES
WHITLEY COUNTY REDEVELOPMENT COMMISSION
Tuesday, March 27, 2018

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

MEMBERS PRESENT

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

LEGAL COUNSEL

Andy Boxberger

STAFF

Jon Myers
Nathan Bilger
Jennifer Shinabery
Tamela Hamilton

GUESTS

Alan Tio – MKS
Drew Welborn – Harbor Investments
Joe D'Italia – Harbor Investments
Steve Western

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 March 13, 2018 regular meeting were presented for review. Mr. Kessler motioned to approve the March 13, 2018 regular meeting minutes as presented; Mr. Schrader seconded the motion. The motion passed with a 4-0-1 vote, with Mr. Argerbright abstaining.

ADVANCED ASSEMBLY REQUEST FOR TRAINING FUNDS:

Mr. Myers reviewed the request and initial information that had been presented by Advanced Assembly. He explained that the request was for the full grant amount of \$235,000, which they have exceeded. Following discussion, Mr. Schrumpf motioned to table the discussion until H.J. Umbaugh & Associates has completed their financial analysis and the information could be reviewed; Mr. Schrader seconded the motion. The motion passed unanimously.

REVIEW OF HARBOR INVESTMENTS SPEC BUILDING PROPOSAL:

Mr. Argerbright reviewed the project. Mr. D'Italia reviewed the situation of the property, stating that following soil testing, the conditions were not as expected. He stated that there are about 23 acres of usable land under the current proposal and 10 unusable acres, which would be too costly to improve. Following discussion, the Commission decided to hold an Executive Session at 9 a.m. on April 17, 2018 in which Mr. D'Italia would present an updated agreement, followed by a Special Meeting.

US 30 SEWER CROSSINGS UPDATE:

Mr. Myers reviewed the project, stating that Ms. Beregszazi had relayed information that the bid was ready for the project and there would be a pre-bid meeting on Thursday, March 29th at 10 am. There were two agreements for temporary construction easements to sign.

SDI SEWER PROJECT UPDATE:

Mr. Myers explained that the design work was on schedule and there would be a status meeting was scheduled for today with SDI. He mentioned that Patriot Engineering had hit a utility line and the situation is currently under investigation to determine whose error it was and who is financially responsible. Attorney Boxberger stated that he is working on an agreement regarding ownership and financial responsibility.

PARK 30 CUL-DE-SAC PRESENTATION:

Mr. Tio explained that MKS is in the process of acquiring Lot 30 at Park 30 Business Center for the development of three building sites, involving a client in the medical device sector. He reviewed the timeline for the project as well as the request for reimbursement of the cost to install a cul-de-sac and utilities that will serve the sites. Following discussion, the Commission decided Mr. Myers would provide additional specifics at the next regular meeting for a proposed agreement.

TIF BROADBAND UPDATE:

Mr. Myers stated that an agreement had been signed and he would be working with Attorney Boxberger on a reimbursement agreement.

COUPLED PRODUCTS PHASE II AGREEMENT:

Attorney Boxberger explained that the agreement was complete. He explained that they were still in the process of negotiating language relating to reimbursement in the event of sale versus lease. There was some discussion regarding this.

MISCELLANEOUS MATTERS:

There were no miscellaneous matters to discuss.

IN THE MATTER OF CLAIMS:

Claims were reviewed and consisted of BCS for \$4,866.00, Donohue & Associates, Inc. for \$24,903.37, REMC for \$497.71, Carson LLP for \$2,745.00 and \$3,330.00, and Rail Connect Park Business Owners Association, Inc. for \$5,108.24. Mr. Kessler motioned to approve the claims; Mr. Wheeler seconded the motion and the motion passed with all in favor.

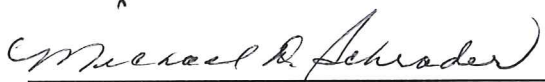
Mr. Bilger explained that an invoice from Miller Land Surveying in the amount of \$20,000 had been received. He explained that the majority of the work has been completed. Mr. Schrumpf motioned to approve the claim, with the full amount to be paid upon completion of the work to be determined by Mr. Bilger. Mr. Schrader seconded the motion and the motion passed unanimously.

There being no further business or public comment, the meeting was adjourned at 9:10 a.m.

Whitley County Redevelopment Commission


James Argerbright, President

Attest:


Michael Schrader, Secretary