

**MINUTES**  
**WHITLEY COUNTY REDEVELOPMENT COMMISSION**  
**Tuesday, December 11, 2018**  
**WHITLEY COUNTY GOVERNMENT CENTER**  
**1<sup>st</sup> FLOOR-COMMISSIONERS/COUNCIL MEETING ROOM**

**MEMBERS PRESENT**

Jill Western  
Frank Kessler  
Kim Wheeler  
Michael Schrader  
Jim Argerbright

**LEGAL COUNSEL**

Andy Boxberger

**MEMBERS ABSENT**

George Schrumpf

**STAFF**

Nathan Bilger  
Jana Schinbeckler  
Jennifer Shinabery  
Jon Myers

**GUESTS**

John Barrett – Columbia City Council  
Zach Kessie – MKS  
Lana Beregszazi – BCS Management  
Timo Ruthowski – BCS Management  
Nicole Penrod – Columbia City Council

**CALL TO ORDER:**

Mr. Argerbright called the meeting to order at 8:00 am and read roll call.

**IN THE MATTER OF MINUTES:**

The minutes for the November 27, 2018 regular meeting were presented for approval. Mr. Schrader made a motion to approve the November 27, 2018 regular meeting minutes as presented; Mr. Wheeler seconded. The motion passed unanimously.

**INFORMATIONAL MEETING:**

Mr. Bilger explained that an annual Informational Meeting with the taxing units of the TIF district is now required by the state. This is being done to show good faith compliance with the law; future meetings should be scheduled in April or May, prior to budget adoption. The following topics were covered, accompanied by a presentation and explanations from the staff members: What is TIF; How TIF Works, Existing TIFs in Whitley County; 2018 Expenditures and 2019 Budget; Projects funded by TIF revenues (conventional and creative); Potential/Planned Projects; Possible Future TIFs; Impacts to taxing units. There was also a Question and Answer time, involving public participation. The Informational Meeting concluded at 8:38 am.

**SDI-COLUMBIA CITY SEWER PROJECT UPDATE:**

Ms. Beregszazi reviewed the Project Status Report, explaining that financing is now in place and the remaining RDC funds were successfully transferred to the Bank of New York Mellon. She provided an update on the status of Lift Station and Force Main construction as well as the status of easement agreements. There was discussion regarding the BCS Management Contract and their continued role managing the project.

**RESOLUTION ADOPTING REMOTE PARTICIPATION POLICY:**

Attorney Boxberger presented the details of the prepared resolution. Following discussion, the Commission requested a revision which would limit the number of allowable remote participation opportunities to four per year. Attorney Boxberger will revise the document for presentation and adoption at a future meeting.

**POTENTIAL COMPANY EXPANSION:**

Mr. Myers presented a possible future training grant request for a company that plans to upgrade their processes and equipment.

**MISCELLANEOUS MATTERS:**

Mr. Kessie provided an update on the PB Development/MKS infrastructure project and discussed with Attorney Boxberger the status of their reimbursement. He reported that Wright Medical Group plans to move in to the building February 1<sup>st</sup>. Mr. Bilger reminded him that the public improvements of the street and drainage must be inspected and approved by the County Engineer prior to acceptance and recordation of the plat. Mr. Kessie stated that he would have his project manager contact the Engineer.

**IN THE MATTER OF CLAIMS:**

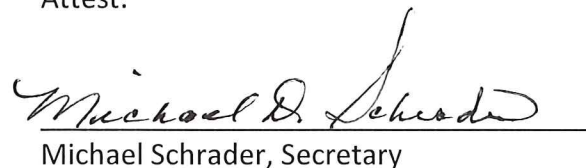
Claims were reviewed and consisted of: Peter A. Rouch for \$400.00; HRP Construction, Inc. for \$49,751.50; Corporate Trust Operations for \$1,000.00; H.J. Umbaugh & Associates for \$7,500.00; and Northeastern REMC for \$117.00. Invoices for the SDI-CC Sewer Project were also reviewed and consisted of: H.J. Umbaugh & Associates for \$3,995.09 and BCS Management, Inc. for \$5,217.25. Mr. Wheeler made a motion to approve the claims and invoices; Mr. Kessler seconded. The motion passed unanimously.

There being no further business or public comment, Mr. Argerbright declared the meeting adjourned at 9:17 a.m.

**Whitley County Redevelopment Commission**

Attest:

  
James Argerbright, President

  
Michael Schrader, Secretary