

MINUTES
WHITLEY COUNTY REDEVELOPMENT COMMISSION
Tuesday, January 15, 2019
WHITLEY COUNTY GOVERNMENT CENTER
1st FLOOR-COMMISSIONERS/COUNCIL MEETING ROOM

MEMBERS PRESENT

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

LEGAL COUNSEL

Andy Boxberger

STAFF

Nathan Bilger
Jon Myers
Jennifer Shinabery

GUESTS

Lana Beregszazi – BCS Management
Steve Western
Ed Walter - Reelcraft Industries, Inc.
Donnell Miller – Reelcraft Industries, Inc.

CALL TO ORDER:

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

IN THE MATTER OF MINUTES:

The minutes for the December 26, 2018 regular meeting were presented for approval. Mr. Wheeler made a motion to approve the December 26, 2018 regular meeting minutes as presented; Mr. Schrader seconded. The motion passed with a 4-0-1 vote, with Mr. Schrumpf abstaining.

ELECTION OF OFFICERS:

Mr. Schrader nominated Mr. Argerbright to serve as President; all members voted in favor. Mr. Wheeler nominated Mr. Schrumpf as Vice-President; all members voted in favor. Mr. Kessler nominated Mr. Schrader as Secretary; all members voted in favor.

REELCRAFT INDUSTRIES, INC.:

Mr. Myers reviewed the proposal made by Reelcraft Industries, Inc. to acquire new equipment to improve their manufacturing processes. He presented his recommendation of a training grant. Two representatives from Reelcraft were present to address questions from the Commission. Following discussion, Mr. Kessler made a motion to approve the training reimbursement request in the amount of \$35,000; Mr. Schrader seconded. The motion passed unanimously.

SDI-COLUMBIA CITY SEWER PROJECT UPDATE:

Ms. Beregszazi reviewed the status of the project, as outlined in her report and construction schedule. She highlighted that construction activities have officially started and reviewed the status of remaining easement agreements. There was discussion regarding deterioration of the pump stations due to the chemical makeup of the discharge and the maintenance agreement and other insurances such as pretreatment in place to address and mitigate possible issues.

US-30 SEWER CROSSINGS PROJECT:

Attorney Boxberger presented Resolution 01-2019, including the Bill of Sale, authorizing the transfer of personal property to the Columbia City Board of Works related to the US-30 Sewer Crossings project. Mr. Kessler made a motion to adopt the resolution; Mr. Schrader seconded. The motion passed unanimously and the resolution was signed.

PROPOSED LARWILL TIF AREA:

Mr. Bilger reviewed next steps in the process of creating the TIF area that was previously discussed, including creating an Economic Development Plan and evaluating sewer and water capacity. Ms. Beregszazi stated that the Whitley County Regional Sewer District is preparing a possible service area expansion list, which will include the Larwill area. She explained the approximate cost of a study evaluating of sewer and water capacity. There was discussion on the planned local business expansion. There was also discussion on when in the process to complete the analysis and how the analysis would be funded. Following discussion, the consensus was that a study of the capacity for utilities is needed prior to formally moving forward with creating the new TIF area. Mr. Bilger and Mr. Myers will continue to work on the framework of setting up the TIF area as well as obtaining the utilities study.

RESOLUTION ADOPTING REMOTE PARTICIPATION POLICY:

Attorney Boxberger presented Resolution 02-2019 related to allowing Commission members to participate in up to four meetings per year remotely. Mr. Schrumpf made a motion to approve the resolution; Mr. Wheeler seconded. The motion passed unanimously and the resolution was signed.

IN THE MATTER OF CLAIMS:

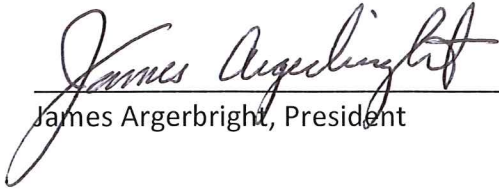
Claims were reviewed and consisted of: Whitley County EDC for \$6,250.00; Michael Schrader for \$300.00; Jim Argerbright for \$250.00; Carson LLP for \$1,755.00; Northeastern REMC for \$117.00; and Huntington National Bank for \$1,250,000.00 (WCCS funds distribution). Mr. Schrader made a motion to approve the claims; Mr. Wheeler seconded. The motion passed unanimously.

Invoices for the SDI-CC Sewer Project were also reviewed and consisted of: Donohue & Associates, Inc. \$5,980.00 (Request No. 7) and \$7,381.25 (Request No. 11); Engineering Resources, Inc. for \$4,638.55 (Request No. 8), Robert E. Crosby, Inc. for \$69,552.00 (Request No. 9); BCS Management, Inc. for \$4,908.78 (Request No. 10); and Carson LLP for \$2,587.50. Mr. Schrader made a motion to approve the invoices; Mr. Wheeler seconded. The motion passed unanimously.

There being no further business or public comment, Mr. Argerbright declared the meeting adjourned at 9:24 a.m.

Whitley County Redevelopment Commission

Attest:


James Argerbright, President


Michael Schrader, Secretary

