

# MINUTES

## WHITLEY COUNTY REDEVELOPMENT COMMISSION

Tuesday, February 12, 2019

WHITLEY COUNTY GOVERNMENT CENTER

1<sup>st</sup> FLOOR-COMMISSIONERS/COUNCIL MEETING ROOM

### MEMBERS PRESENT

Jim Argerbright *arrived 8:25 am*  
Frank Kessler  
Michael Schrader  
George Schrumpf  
Kim Wheeler

### MEMBERS ABSENT

Jill Western

### LEGAL COUNSEL

Andy Boxberger

### STAFF

Jana Schinbeckler  
Jon Myers  
Nathan Bilger

### GUESTS

Drew Welborn – Whitley Manufacturing Co., Inc.  
Lana Beregszazi – BCS Management  
Timo Ruthowski – BCS Management  
Joe D'Italia – Whitley RC Investments LLC

### CALL TO ORDER:

Mr. Schrumpf called the meeting to order at 8:15 a.m. and read roll call.

### IN THE MATTER OF MINUTES:

The minutes for the January 29, 2019 regular meeting were presented for approval. Mr. Wheeler made a motion to approve the minutes as presented; Mr. Schrader seconded. The motion passed unanimously.

### WHITLEY RC INVESTMENTS, TAX ABATEMENT REQUEST AT RAIL CONNECT:

Mr. Myers presented Whitley RC's request for support of a tax abatement in order to complete an expansion of the building to accommodate an interested tenant. This expansion would be constructed as part of the initial construction, rather than a future addition as originally planned for. Mr. D'Italia was present to provide an update on the project. Following discussion, Mr. Kessler made a motion to give a favorable recommendation to County Council; Mr. Schrader seconded. The motion passed unanimously.

### SDI-COLUMBIA CITY SEWER PROJECT UPDATE:

Ms. Beregszazi provided an update on the project, discussing the construction schedule of both major contractors. She explained that the concerns with Crosby Construction are continuing to be monitored. Mr. Bilger stated that Crosby has requested a one-week extension due to the recent cold weather, but the engineer and City were holding off on acting on it. Ms. Beregszazi updated the Commission on easement acquisitions; there was still one outstanding.

**MISCELLANEOUS MATTERS:**

Mr. Myers stated that the EDC Board approved the sewer study proposal submitted by BCS Management for the Larwill area. Mr. Argerbright added that the Board's response was positive for the potential TIF project in that area. He explained that the fee structure for the EDC is being reviewed.

Mr. Bilger gave an update on the road construction issue at the Wright Medical project site. He also discussed possible future legislative updates affecting the RDC.

**IN THE MATTER OF CLAIMS:**

A claim for Star Financial Bank Services in the amount of \$397,726.22 (\$266,115.11 for Series A Loan Payment and \$131,611.11 for Series B Loan Payment) was reviewed. Invoices for the SDI-CC Sewer Project were also reviewed and consisted of: Engineering Resources, Inc. for \$11,088.46 (Request No. 16), Dunigan Bros., Inc. for \$518,465.84 (Request No. 17) and Donohue & Associates, Inc. for \$17,434.20 (Request No. 18) and Robert Crosby, Inc. for \$139,572.00 (Request No. 19). Mr. Schrader 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 8:53 a.m.

**Whitley County Redevelopment Commission**

Attest:

  
James Argerbright, President

  
Michael Schrader, Secretary