

MINUTES
WHITLEY COUNTY REDEVELOPMENT COMMISSION
Tuesday, April 27, 2021

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

MEMBERS	PRESENT	ABSENT	STAFF	
Jim Argerbright	X		Nathan Bilger	Dale Buuck
Frank Kessler	X		Mark Cullnane	Tiffany Deakins
Michael Schrader		X	Cami Hippenhammer	Jana Schinbeckler
George Schrumpf	X		Brandon Forrester	
Kim Wheeler	X		LEGAL COUNSEL	
Jill Western	X		Andy Boxberger	
GUESTS IN ATTENDANCE			GUESTS ON-LINE/PHONE	
Sonya Emerick		Steve Western		
Troy Wilcoxson				

CALL TO ORDER

Mr. Argerbright called the regular meeting to order at 8:00 a.m.

ROLL CALL

Mr. Argerbright read roll call. All members present and absent are listed above.

SAILRITE BID OPENING

Mr. Buuck distributed the bids received for the Sailrite improvements. Mr. Boxberger explained the improvements were broken into components of fire suppression, parking, and ADA-compliant access.

Two bids were received for the fire suppression component:

Extinguisher Fire Protection Services	\$85,000
Indiana Fire Sprinkler & Backflow	\$76,000

Both bids were noted to include flexible material costs.

One bid was received for the parking component:

Kissinger Electric	\$19,890 for installation of five parking lot light poles
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All bids were taken under advisement. Mr. Boxberger stated that there could be funds remaining in the Commission's \$150k commitment to the project due to the low bids and few responses. He would work with the contractor to identify any additional qualifying projects.

GATEWAY DRAINAGE BID OPENING

Mr. Buuck distributed the bids received for the Gateway drainage project. Mr. Boxberger explained that these would be reviewed by ERI.

Two bids were received:

Bercot Construction	\$339,485
Liberty Development	\$232,608

The bids were taken under advisement pending review by the engineer.

IMPACT CNC BID OPENING

Mr. Wilcoxson explained that this was also comprised of several components, one of which was for concrete installation. Due to a delay in receiving notice by a contractor, he stated that that bid should be extended by two weeks to allow adequate time to prepare a bid. Mr. Boxberger and the Commission agreed. Mr. Buuck distributed the other bids.

One bid was received for the ~~parking~~ ^{wastewater facility}:

Pulver Asphalt	\$139,020
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One bid was received for the demolition of the wastewater building:

WJ Carey	\$113,838
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The bids were taken under advisement pending review by the contractor.

GATEWAY PARK DRAINAGE EASEMENT

Mr. Boxberger and Bilger discussed the concern about the County Highway Department maintaining an easement outside of the public right-of-way. The Gateway owners' association should take care of the easement, but past practice indicates otherwise. There was discussion about the association taking responsibility and what it would entail. Mr. Boxberger and Forrester would seek discussion with the owners' association and ERI to determine the level of maintenance required in the future and to gauge the association's interest and ability in performing the maintenance. Mr. Boxberger stated that the bids did not need to be acted upon for 60 days, so that would allow some time to work through the details.

WRIGHT MEDICAL/MKS PROJECT

Mr. Bilger provided a status update. The drainage work appeared to be completed, and the remaining asphalt work was to be done in May when asphalt was available. He inquired that when the project was complete, whether the Commission would prefer the monthly installment or a lump sum payment to complete the project. Mr. Boxberger stated that it was a lease and assignment between the Commission and Commissioners. There was some discussion about the process.

RAIL CONNECT POND TRANSFER

Mr. Boxberger discussed the process of transferring the detention pond in Rail Connect to the owners' association. A resolution and deed would be required, and he and Mr. Kessler would work with the association to do the transfer. Mr. Bilger asked if this would include the transfer of the sign easement as well. Mr. Boxberger stated that he thought that was already dealt with, but he would confirm.

LARWILL SEWER PROJECT UPDATE

Mr. Bilger reviewed the status update from Ms. Beregszazi. The force main line had been installed, but fittings and pump structures were still to be delivered. He reminded the Commission that there was a claim for \$44,500 (A&B Boring) from the March 30th meeting that was contingent on the receipt of materials on-site. Based on the status update, this had been accomplished. Mr. Kessler stated that he felt comfortable that progress was being made and that the held invoice could be paid. Mr. Schrupf made a motion to approve and release the \$44,500 claim to A&B Boring; Mr. Kessler seconded. Motion passed, 4-0.

RESTORATION MEDICAL POLYMERS GRANT UPDATE

Mr. Buuck provided an update on his discussions with RMP on their upcoming expansion plans. He stated that they would be interested in pursuing a \$50,000 training grant option rather than tax abatement. This would be combined with \$300k in state incentives. They would be expected to hire 15 new employees by the end of 2021, to be trained within two years, at an hourly wage exceeding \$20. Mr. Buuck stated that the return on investment would be within two years. Mr. Wheeler made a motion to approve a training grant for RMP in the amount of up to \$50,000, with Mr. Buuck monitoring the results; Mr. Schrupf seconded. Motion passed, 4-0.

MISCELLANEOUS MATTERS

Mr. Buuck stated that he had discussed lighting complaints with Autoliv. There is a high amount of glare from the west side that reaches the homes along 500E. Mr. Bilger stated that normally this would be an issue addressed during Development Plan review, but this was an unusual project being a spec building, so the lighting package was not looked at in detail. He stated that glare was a zoning violation but avoiding violation notices would be preferable. Mr. Buuck stated that the management would look into the issue.

Mr. Buuck also stated that ERI was reviewing the Rail Connect soil conditions and would have a report for the next meeting.

Mr. Boxberger presented that the terms of the previously approved Economic Development Agreement with Impact CNC were requested to be modified. The main provisions would stay the same, but it would be modified so that it would apply to the business continuing operation, not the owner. He stated that this was important as the current owner was an LLC set up for the acquisition and renovation of the property and that it would change in the near future. Mr. Schrupf made a motion to approve the amended EDA with Impact CNC and Coupled LLC, with the President authorized to sign; Mr. Kessler seconded. Motion passed, 4-0.

CLAIMS

Claims were presented for review. The claims consisted of:

KPC Media	\$65.67
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Mr. Wheeler made a motion to approve the claim as presented; Mr. Schrupf seconded. The motion passed, 4-0.

IN THE MATTER OF MINUTES

Minutes for the March 30th and April 13th meetings were presented for review.

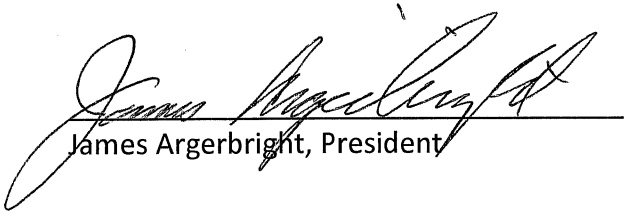
Mr. Schrupf made a motion to approve the March 30th minutes as presented; Mr. Wheeler seconded. Motion passed, 4-0.

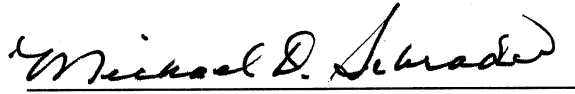
Mr. Wheeler made a motion to approve the April 13th minutes as presented; Mr. Schrupf seconded. Motion passed, 4-0.

Being no further business, Mr. Argerbright declared the meeting adjourned at 8:48 a.m.

**WHITLEY COUNTY
REDEVELOPMENT COMMISSION**

ATTEST:


James Argerbright, President


Michael Schrader, Secretary