

**MINUTES**  
**WHITLEY COUNTY REDEVELOPMENT COMMISSION**  
**Tuesday, May 25, 2021**

**WHITLEY COUNTY GOVERNMENT CENTER**  
**1<sup>st</sup> FLOOR-COMMISSIONERS/COUNCIL MEETING ROOM**

<b>MEMBERS</b>	<b>PRESENT</b>	<b>ABSENT</b>	<b>STAFF</b>	
Jim Argerbright	X		Nathan Bilger	Dale Buuck
Frank Kessler	X		Mark Cullnane	Tiffany Deakins
Michael Schrader	X		Cami Hippenhammer	
George Schrumph	X		<b>LEGAL COUNSEL</b>	
Kim Wheeler	X		Andy Boxberger	
Jill Western	X		<b>GUESTS ON-LINE/PHONE</b>	
<b>GUESTS IN ATTENDANCE</b>				
Troy Wilcoxson	Steve Western			

**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.

**IMPACT CNC BID REVIEW**

Mr. Buuck distributed the bid for concrete work at Impact CNC. Pulver Asphalt & Paving submitted a bid of \$327,500. Mr. Wilcoxson stated that this would be for the chip collection pits, and he would need to review the bid in detail since it seemed out of line. Mr. Buuck and Boxberger reminded the Commission that there was less than that amount left in the development agreement, so even if the bid was accepted, the Commission would only pay a portion of the amount. The bid would be taken under advisement for Mr. Wilcoxson's review.

**SITES MEDICAL UPDATE**

Mr. Buuck stated that Sites Medical (aka Mach Medical) was planning to expand their facility in Park 30. The expansion would include a major expense in equipment. He said that there was no specific request for any incentive, but there may be one coming.

**LARWILL SEWER UPDATE**

Lana Bereszazi had submitted a written update. Mr. Buuck stated that the new management of Red Star was not as responsive as ideal. Red Star bought the Studebaker property, but the location of their expansion is not clear, which is delaying the project. Mr. Buuck stated that if the Studebaker house would be demolished in the future, it would not make sense to connect it to the sewer. Mr. Bilger stated he had understood the plan to be that the house would be retained, occupied by the current owner for a year, and then split from the industrial property. The recently approved zoning was designed around the house site.

Mr. Buuck stated that REMC quoted \$3,370 per house for the electric service drops at the grinder pumps. Larwill had agreed to pay the electric bill for the pumps. The quote does not include the Studebaker property.

Mr. Argerbright stated he felt that Red Star should help move the project along. Mr. Buuck stated he would be more directly involved in communicating with Red Star. Mr. Argerbright and Wheeler may assist as well.

Mr. Kessler made a motion to approve the change order to add the electric service drops in the amount of \$6,740, subject to the Commissioners' final approval; Mr. Schrader seconded. Motion passed, 5-0.

Mr. Cullnane noted that an updated expenditure ledger for the project was provided to the Commission, and Mr. Boxberger was working to identify Larwill-specific items as well.

### **GATEWAY PARK DRAINAGE PROJECT**

Mr. Buuck stated that Bercot had signed the agreement for the Gateway Park drainage work. Mr. Boxberger updated the Commission that construction and permanent easements were being worked on with the association and property owners.

Mr. Wheeler made a motion to approve and sign the agreement with Bercot, Inc., but hold it until easements are finalized; Mr. Kessler seconded. Motion passed, 5-0.

Mr. Boxberger presented the easements that were pending with explanation of their locations and purposes. Mr. Schrader made a motion to approve the Construction Access Easement and Agreement for Permanent Drainage Easement; Mr. Schrupf seconded. Motion passed, 5-0.

Mr. Boxberger stated he was also waiting on three temporary license agreements for marginal access rights during construction.

### **26-ACRE PROPERTY ON 100S**

Mr. Buuck updated the Commission on the current plan for the 26-acre property on 100 South owned by Jerry Busche. With few pad-ready sites remaining, the need to develop more is becoming important. Mr. Wilcoxson explained that most engineering costs are off-site, and roadway improvements would be needed, along with utility extensions. He stated that they had received two engineering quotes, one from Anderson Surveying for \$30,000, and one from Foresight Engineering for about \$45,000. He stated that the Foresight quote included a little more due to further discussions about the off-site drainage for a regional plan, and he expected that the two quotes to be comparable if the scope was adjusted. Mr. Argerbright expressed that he would like to consider including the properties on the north side of 100S as well in engineering.

Mr. Schrupf suggested splitting the cost of engineering 50/50. Mr. Kessler agreed to splitting the cost, but the specifics need to be determined before committing. Mr. Buuck, Wilcoxson, and Buuck would work on defining the specifics. Mr. Schrupf left the meeting at this time.

### **IMPACT CNC ASPHALT BID UPDATE**

Mr. Wilcoxson stated that the walk-through of the asphalt paving project at Impact CNC found additional material and repairs would be required, totaling \$31,000 for the material. This would be in addition to the original bid of \$58,000. Mr. Wilcoxson recommended approving the updated bid amount of \$89,000. Mr. Schrader made a motion to accept the modified bid in the amount of \$89,000;

Mr. Wheeler seconded. Motion carried, 4-0. The motion was clarified to be \$89,580. Mr. Schrader updated his motion with the corrected amount; Mr. Wheeler seconded. Motion carried, 4-0.

## 2022 PROJECTS

Mr. Bilger stated that the projects committee had met the previous week and discussed potential upcoming projects for 2022 and beyond. He then proceeded to describe expenses and potential projects.

The Baker Tilly report from 2020 forecasted expenses for the life of the TIF, and that was used to estimate the required expenditure for bonds and other existing commitments. In 2022, the amount for bonds and commitments would be \$1,064,386.

He listed the following projects as identified for 2022, with estimated costs:

100 South reconstruction, up to 300 East	\$300,000
800 East railroad crossing reconstruction	\$100,000, depending on cost sharing and grants
SDI entrance reconstruction	\$100,000
Rail Connect lot regrading, revisions	\$150,000
26-acre site development contribution	\$400,000 (carried over from 2021)
Potential development along Yellow River Rd.	\$750,000

The Commission discussed this project in detail. It would be east of the Chromasource and Advanced Assembly properties, with an access road being constructed to 600E. Utilities were already generally available. Mr. Argerbright suggested that the target business market would likely be more technology-focused. Mr. Buuck stated that the project was ideal, but he had recently heard that the property owner was not interested. Mr. Argerbright suggested other sites could be investigated, and that planning for a new development was imperative.

Mr. Bilger finished with the statement that miscellaneous extra projects, for training grants and other smaller commitments, would be \$200,000.

Total projects listed equaled \$2 million, or \$1.25M less the park development project. Assuming that the project would be done in some location, the projects combined with the base commitments of \$1,064,386, over \$3M was committed. The expected incremental revenue of \$3.7M was forecasted to be in 2022, which was reliable though it may not reflect the most recent increases in assessed value. This resulted in a 122% revenue-expense ratio. Mr. Boxberger explained that if that ratio was over 200%, the Commissioners would be obligated to review the budget and pass through funds to the underlying taxing units. Mr. Schrupf returned to the meeting at this time.

Mr. Boxberger stated that the annual determination was due by June 15, so the Commission could make a determination or defer to a special meeting. Mr. Schrader said he was comfortable with the project list. Mr. Kessler agreed, that even if all the projects were pursued in 2022, there would still be some revenue in reserve.

There was discussion about potentially passing through some amount to the underlying taxing units. Mr. Bilger brought up possible vocational programs as an option in lieu of passing through funds; Mr. Boxberger described the apparent intention for the programs in the state statute. Vocational programs could be located outside the TIF, as long as they had effect in the TIF. Mr. Wheeler asked if the jail could be a benefit to the TIF and so funds be committed. Mr. Boxberger said that as a public institution, it could be argued so, but it was definitely not clear. Mr. Schrupf asked about work release, and that was agreed it could be treated similarly to a vocational program.

Mr. Argerbright stated that the determination should be made, with the possible options to consider. Mr. Schrupf stated that since businesses were really interested, the Commission should have reserves in case a major development came up. Mr. Boxberger discussed the options for the end of the TIF and transferability of funds.

Mr. Wheeler agreed that having reserves for potential development and to capitalize on major new business opportunities. He made a motion that there would be no excess funds available in the TIFs in 2022; Mr. Kessler seconded. Motion passed, 5-0.

Mr. Schrader made a motion to accept the proposed project list; Mr. Wheeler seconded. Motion passed, 4-0-1, with Mr. Schrupf abstaining since he was not present for the discussion.

Mr. Bilger asked if the Commission thought the vocational program idea should be pursued for the future. Mr. Schrupf stated that there were enough projects in place now. Mr. Schrader agreed.

### CLAIMS

Claims were presented for review. The claims consisted of:

Post & Mail	\$59.06 (public notice)
VFP fire systems	\$13,603.00 (Indiana Materials Processing)
Carson LLP	\$12,604.00 (two months)
Pictometry International	\$4,000.00 (second of three installments for GIS aerials)

Mr. Buuck stated that the VFP invoice was paid by Briner construction already, but it should be paid by the Commission. He and Mr. Boxberger would work with Briner to get the invoice sorted out correctly.

Mr. Schrupf made a motion to approve the claims as presented; Mr. Kessler seconded. The motion passed, 5-0.

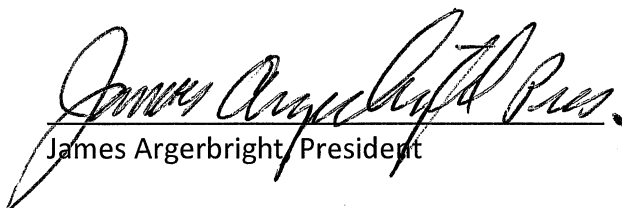
### IN THE MATTER OF MINUTES

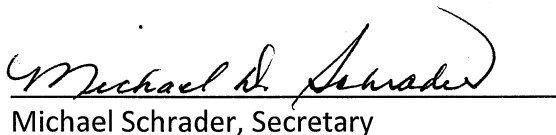
Minutes for the May 11<sup>th</sup> meeting were not yet prepared.

Being no further business, Mr. Argerbright declared the meeting adjourned at 9:13 a.m.

**WHITLEY COUNTY  
REDEVELOPMENT COMMISSION**

**ATTEST:**

  
James Argerbright, President

  
Michael Schrader, Secretary