

MINUTES
WHITLEY COUNTY REDEVELOPMENT COMMISSION

Tuesday, June 15, 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 Schrupf	X			
Kim Wheeler	X			
Jill Western	X			
GUESTS IN ATTENDANCE			LEGAL COUNSEL	
Rick Reiff		Steve Western	Andy Boxberger	
			GUESTS ON-LINE/PHONE	

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.

WILLIAMS DRIVE TEMPORARY ACCESS AGREEMENT

Mr. Boxberger reminded the Commission about the need for temporary access agreements as part of the Williams Drive/Gateway Park drainage project construction. These would provide for incidental access on adjacent properties. Williams Drive, LLC had signed one agreement. Mr. Kessler made a motion to approve the agreement with Williams Drive, LLC; Mr. Schrader seconded. Motion passed, 5-0.

WHETSTONE ELECTRIC DRAINAGE ISSUE

Mr. Argerbright stated that he was contacted by Whetstone Electric, 2345 E. Business 30, about a drainage problem they had along their road frontage. Mr. Wheeler explained that water seems to drain to the front of their property from the adjacent properties and stands. Possible solutions may be extensive and require new driveway culverts. There was discussion about doing work on the location at the same time as the Gateway Park drainage. Mr. Buuck would work with Jim Breckler of ERI and Brandon Forrester to determine what is needed.

WRIGHT MEDICAL/MKS ROAD UPDATE

Mr. Bilger reviewed the status of the cul-de-sac at Wright Medical. He stated that the drainage work outlined in the ERI report ^{had} at been completed earlier in the year. The pavement work had been claimed in writing to be finished by MKS, but no inspection had been requested per the ERI recommendations. Mr. Bilger said that he and Brandon Forrester were not 100% satisfied on the condition of the road, but given the length of time it had been, the condition was probably "good enough."

Mr. Boxberger stated that a lease agreement still needed to be drafted and approved. That would be ready for the next meeting. Mr. Argerbright and Schrupf stated that they also felt this status was good enough to proceed.

LARWILL SEWER UPDATE

Mr. Buuck provided an update on the Larwill sewer project. The installation was largely done, except there was confusion with Red Star on whether the Studebaker house would be demolished, so the service to that house was left out. The Commission requested that Lana Beregszazi attend the next meeting to discuss the remaining aspects of the project, included the current A&B Boring invoice and what an appropriate retainage would be.

SAILRITE ASPHALT QUOTE

Mr. Buuck stated that a previously unquoted aspect of the Sailrite development agreement was the asphalt parking work. The contractor had since solicited quotes from pavers, with one providing a quotation. He stated that the received quote was from Brooks Construction for \$49,814. Mr. Boxberger stated that amount could exceed the maximum agreed to for the entire project; he and Mr. Buuck would review the total expenses thus far.

Mr. Schrupf made a motion to approve the Brooks Construction quote for the asphalt paving and repairs to the parking lot at Sailrite in the amount of up to \$49,814, not to exceed the total project maximum. Mr. Wheeler seconded the motion. Motion passed, 5-0.

ENGINEERING AT 26-ACRE SITE ON 100S

Mr. Buuck reminded the Commission about the preliminary engineering for the 26-acre site on 100S that had been discussed at a previous meeting. Two quotes had been received so far. He would provide engineering quotes for review and approval at the next meeting.

EVALUATION OF RAIL CONNECT LOT

Mr. Buuck stated that Bercot, Inc., the contractor for the Gateway drainage project, and ERI had evaluated the condition of the spoils lot at Rail Connect. They estimated \$30,000 to regrade the site to a condition suitable for mowing. Mr. Buuck stated that was higher than he expected and wondered how much more it would cost for creating some sort of usable building pad on the lot. The Commission discussed the potential of the lot. Mr. Argerbright stated that it was important to have the lot look nice to complement the rest of the business park. He also wondered how much of the lot could be usable for building. Mr. Buuck would ask Bercot and ERI additional questions.

MISCELLANEOUS MATTERS

Mr. Buuck stated that the bond with Sterigenics, formerly Iotron, had recently been brought back up and the details were again being actively discussed.

Mr. Kessler mentioned that the Rail Connect Owners Association board meeting was scheduled for the next day. He reminded the Commission that Shively Warehouse notified them that the sign easement along US 30 would not be renewed. Mr. Bilger asked if the Association had yet taken over the electricity account for the streetlights transferred to them at the last meeting; Mr. Kessler would check on that status.

IN THE MATTER OF MINUTES

Minutes for the May 11th and 25th meetings were presented for consideration.

Ms. Western noted two corrections for the May 11th minutes: an extraneous “are” in the Sailrite paragraph on page 1, and an extra “it” in the motion for Rail Connect resolutions on page 2.

Mr. Schrader made a motion to approve the May 11th minutes, as corrected; Mr. Kessler seconded. Motion passed, 4-0-1, with Mr. Schrumpf abstaining since he was not present for that meeting.

No corrections were noted for the May 25th meeting. Mr. Wheeler made a motion to approve the May 25th minutes as presented; Mr. Schrumpf seconded. Motion passed, 5-0.

CLAIMS

Claims were presented for review. The claims consisted of:

Union Township	\$50,000.00 (multi-year equipment acquisition)
Carson LLP	\$5,376.00
ERI	\$4,992.65 (Gateway Park drainage)
BCS Management	\$3,332.53 (Larwill sewer)
REMC	\$-2,545.88 (Credit)

Mr. Bilger stated that the REMC bill was presented to the Commission since it still included the expenditure for the Rail Connect streetlights. The credit was due to the prepayment of the 300E streetlights.

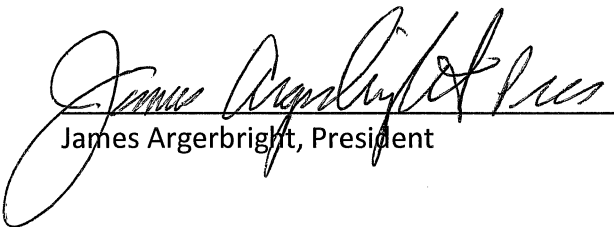
There was discussion about the travel reimbursement rate for BCS. Mr. Bilger stated that a rough calculation was that the line item would equate to about 4-5 trips to Larwill from Fort Wayne, but he had not confirmed that with BCS. The Commission discussed the invoice briefly, with consensus to hold BCS for further details.

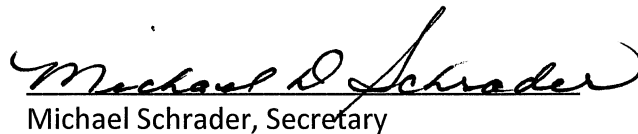
Mr. Kessler made a motion to approve the claims, except BCS Management, as presented; Mr. Wheeler seconded. The motion passed, 5-0.

Being no further business, Mr. Argerbright declared the meeting adjourned at 8:40 a.m.

**WHITLEY COUNTY
REDEVELOPMENT COMMISSION**

ATTEST:


James Argerbright, President


Michael Schrader, Secretary