

MINUTES
WHITLEY COUNTY REDEVELOPMENT COMMISSION
Tuesday, August 10, 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	Electronic		Cami Hippenhammer	Jana Schinbeckler
George Schrupf	X		LEGAL COUNSEL	
Kim Wheeler	X		Andy Boxberger	
Jill Western	X		GUESTS ON-LINE/PHONE	
GUESTS IN ATTENDANCE				
Lana Beregszazi	Steve Western			

CALL TO ORDER

Mr. Argerbright called the regular meeting to order at 8:05 a.m.

ROLL CALL

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

MISCELLANEOUS MATTERS

Mr. Buuck provided updates. The Gateway drainage project had a delay due to Mediacom not locating its facilities, but work was progressing. The first invoice from the contractor had been submitted.

Mr. Schrupf stated that the highway department had investigated the previously discussed Whetstone Electric drainage issue and identified the problem as roots and sediment in the storm line. The department worked to clear the line and the problem seemed to be resolved, though it would require continual monitoring.

Mr. Buuck stated that there was interest in constructing a shell building at Rail Connect Park. He expected to discuss the proposal more and would bring details to the Commission at an upcoming meeting.

He said that Impact CNC project on 600 East still had about 50% remaining in committed funds from the Commission. They were planning to bid out parking lot improvements, which would likely be advertised to be opened at the first September meeting.

The site recon committee was scheduled to meet on the following Thursday morning. Mr. Argerbright said he could not attend, and Mr. Wheeler agreed that morning was not ideal for him. Mr. Buuck would set up a new meeting time in the next week or two.

Mr. Boxberger stated that the Sotera (formerly Iotron) bond was now set to close on the 23rd. He was advised that the bond counsel fees would be \$45k instead of \$35k; those fees come from the bond proceeds. Mr. Argerbright and Schrader would sign the documents for the Commission.

LARWILL SEWER UPDATE

Ms. Beregszazi reminded the Commission of the dilemma with the Jackson pump control panel location. She stated that the cost estimate was \$2,080 to relocate the panel to a more agreeable place. Mr. Buuck stated that the Jacksons had received a lot of benefits at no expense through this project, unlike many similar sewer projects, and so he felt that providing special treatment was not appropriate. Mr. Schruppf concurred that doing so could set a precedent for the future. Mr. Buuck stated that since the County Commissioners and Redevelopment Commission could not pay for the relocation of the panel, the EDC could spend special project funds in the interest of finishing the project. There was discussion about this idea, with the Commission having concurrence on Mr. Buuck’s proposal. Mr. Boxberger stated that a release of liability would need to be signed by the Jacksons upon completion of the relocation.

Ms. Beregszazi stated that Red Star was now connected and operational, so the primary goal of the project was achieved. The former Studebaker property was not connected, but it could be Red Star’s obligation to connect it in the future. She stated that the REMC was awaiting an INDOT permit to finish connections; she was notified the permit was received before the end of the meeting.

She added that septic systems still needed to be decommissioned, which would be the last major component of the project.

Ms. Beregszazi stated that AB Boring had requested release of the 10% retainage held by the Commission from prior invoices. Mr. Kessler asked if the lawn restoration had been completed. She stated that it was not completed since the septic closing could further disturb the lawns. The Commission’s consensus was to hold the retainage until the restoration was completed, as previously discussed.

IN THE MATTER OF MINUTES

Minutes for the June 29th meeting were presented for consideration. The minutes for the July 13th meeting were still in progress.

Mr. Schruppf made a motion to approve the minutes as presented; Mr. Wheeler seconded. Motion passed by roll call vote, 4-0-1, with Mr. Schrader abstaining as he had not had a chance to review them.

CLAIMS

Claims were presented for review. The claims consisted of:

Carson LLP	\$1,959.75	
Bercot	\$122,205.92	(Gateway Park drainage construction)
BCS Management	\$4,943.85	(Larwill sewer, project management)
BCS Management	\$2,148.22	(Larwill sewer, project management)
BCS Management	\$14,809.20	(Larwill sewer, contractor and engineer)
REMC	\$-2,283.76	(Credit)

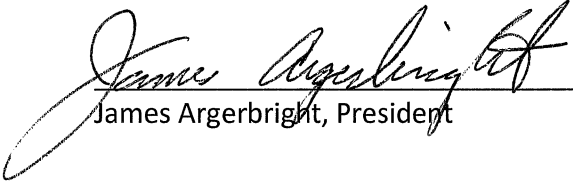
Mr. Bilger stated that the REMC bill still had the Rail Connect streetlights listed and that they had not been transferred to the Association. Mr. Kessler thought the transfer had to be originated by the Commission. Mr. Bilger stated that he would contact REMC.

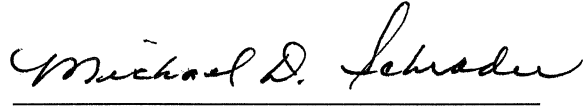
Mr. Schruppf made a motion to approve the claims as presented; Mr. Kessler seconded. The motion passed by roll call vote, 5-0.

Being no further business, Mr. Argerbright declared the meeting adjourned at 8:27 a.m.

**WHITLEY COUNTY
REDEVELOPMENT COMMISSION**

ATTEST:


James Argerbright, President


Michael Schrader, Secretary