

**ALLEN COUNTY REDEVELOPMENT COMMISSION**  
**Minutes: April 12, 2016**

*(The following reflects a synopsis of action taken by the Allen County Redevelopment Commission. Actual audio recordings of the proceedings before the Redevelopment Commission are available upon request.)*

The Allen County Redevelopment Commission met on Tuesday, April 12, 2016 at 1:30 p.m. in Room 035, Citizens Square, Fort Wayne, Indiana. The following members were present:

	Appointed By	Present	Absent
President Richard E. Beck, Jr.	Commissioners	X	
Vice President Kurt Gutman	Commissioners	X	
Secretary Steven P. Bercot	Commissioners		X
Member Roy Buskirk	County Council	X	
Member Darren Vogt	County Council	X	
Non-Voting Member Chris Baker	Commissioners		X
Allen County Auditor Tera Klutz	ACRC	X	

Staff members present were Scott Harrold, Senior Economic Development Specialist; Rachel Black, Economic Development Specialist; and Cathy Elrod, Office and Finance Manager. Also in attendance was G. William Fishing, Legal Counsel to the Commission.

Mr. Beck called the meeting to order at 1:30 p.m. and confirmed a quorum was present. The Commission discussed the following Agenda:

1. Approval of the March 2016 minutes

With no additions or corrections, Mr. Vogt motioned that the minutes be approved. Mr. Buskirk seconded and the motion passed unanimously.

2. Review of March financial reports

Mr. Harrold advised that the reports reflect typical expenses. The General Fund 246 shows a balance of just over \$15,000.00, due primarily to large attorney fees. Mr. Vogt expressed concern for the

balance, and pointed out there is an outstanding invoice for additional \$3,940.00 legal expenses. After discussion, Mr. Harrold stated that the Capital Fund 826 reflects a balance just under \$4,000,000.00, adding that legal expenses can be paid from the Capital Fund if needed. He also recommended, and the Commission concurred, that the Commissioners be approached to request an increase of their annual funding of \$35,000.00.

Mr. Harrold then directed attention to receipt of \$53,725.00 from Constellation CNG, discussed at the March meeting, deposited into the Pleasant Center Road Fund 424.

The other funds reflect typical activity. Mr. Vogt motioned to approve the financial reports as submitted. Mr. Buskirk seconded and the motion unanimously passed.

3. Consideration of Loan Agreement for funds expended in the development of Stonebridge Business Park

Mr. Harrold advised this is basically a standard loan agreement, but did point out the clause that states additional property sales from the development can be used to repay the loan. He says the initial capital has been returned.

He also added that the due dates are January and July. The total loan amount is \$4,370,643.00.

Mr. Vogt inquired about bonding authority. Mr. Fishing says that is not affected by this agreement.

In response to Ms. Klutz's inquiry of this matter, Mr. Beck clarified that the sale of the 40 acres covered the acquisition cost of Stonebridge. The \$4.3 million came from other funds to cover the infrastructure, and as additional lots are sold, that amount will be reimbursed.

Mr. Vogt moved to approve this Loan Agreement for funds expended in the development of Stonebridge Business Park. Mr. Buskirk seconded and the motion carried unanimously.

4. Consideration of Cash Farm License for Ryan Road property

Mr. Harrold stated this is the only property that will be farmed this year, and the contract terms mirror previous terms with Lomont Farms LLC. The one year contract is for a total sum of \$4,650.00.

Mr. Buskirk motioned to approve the agreement. Mr. Vogt seconded and the motion unanimously passed.

5. Consideration of a Resolution authorizing Redevelopment President to sign any and all documents necessary for closing of Brandenberger property

Mr. Harrold advised that the closing is the day following this meeting, and this gives Mr. Beck legal authority to sign the documents. Mr. Buskirk motioned to approve this Resolution. Mr. Gutman seconded and the motion was unanimously approved.

6. Approval of form of Contract of Lease for McFadden Road

Mr. Harrold informed the Commission that this contract is similar to the one for Diebold Road. The document needs to be approved by County Council, and is for review only at this meeting. Mr. Vogt clarified the purpose of this contract protects the TIF district in the event of annexation.

7. Consideration of claims

Mr. Harrold assured the Commission all claims have been reviewed and are in order.

a. Beers and Mallers	General	\$ 3,940.00
b. Beers and Mallers	(3) Other Projects	\$ 920.00

Mr. Buskirk motioned for approval of payment of these claims. Mr. Vogt seconded and the motion unanimously carried.

c. DLZ	Engineering	\$ 1,438.06
d. DLZ	R/W	\$ 2,500.00

Mr. Buskirk motioned for approval of these payments to DLZ. Mr. Vogt seconded and the motion unanimously passed.


e. County Treasurer	Property Tax Bills/Drainage	
	Fox North	\$ 186.24
	Ryan	\$ 52.10
	Stonebridge	\$3,067.98
	Stonebridge	\$3,583.74
	Stonebridge	\$7,892.00

Mr. Buskirk moved to approve payment. Mr. Gutman seconded and the motion passed unanimously.

8. Other Business

Mr. Harrold advised the Commission that LEDGE meetings for SDI and Greatbatch would be held immediately following this meeting.

With no additional business, the meeting was adjourned at 1:42 p.m.

  
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 Steven P. Bercot, Secretary