

ALLEN COUNTY REDEVELOPMENT COMMISSION
Minutes: January 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, January 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 Mark Royse, CED, Director of Development, Scott Harrold, Senior Economic Development Specialist; and Cathy Elrod, Office and Finance Manager. Also in attendance were G. William Fishing, Legal Counsel to the Commission, and Chief Deputy Auditor Nick Jordan.

Mr. Beck called the meeting to order at 1:30 p.m. and confirmed a quorum was present. The first agenda item was Election of Officers for 2016.

Mr. Buskirk motioned for the re-election of Mr. Beck as President. Mr. Bercot seconded and Mr. Beck was unanimously re-elected.

Mr. Bercot moved that Mr. Gutman be re-elected as Vice President. Mr. Buskirk seconded and the motion unanimously passed.

Mr. Buskirk motioned that Mr. Bercot continue in the office of Secretary. Mr. Beck seconded and the motion was unanimously passed.

Mr. Beck introduced the second item on the agenda, approval of the November 10 and December 8, 2015 meeting minutes. With no additions or corrections, Mr. Bercot motioned that the minutes be approved as submitted. Mr. Buskirk seconded and the motion passed unanimously.

The third agenda item was to review financial reports for December. Mr. Harrold noted that the General Fund 246 closed 2015 with a balance of just under \$8,800.00. The \$35,000.00 received annually from the Board of Commissioners will be reflected in the January financial report. The Capital Fund 826 had a balance of over \$3,000,000.00 at the end of the year. The TIF districts all received tax increments.

Mr. Bercot moved to accept the December financial reports as presented. Mr. Buskirk seconded and they were approved unanimously.

Mr. Harrold reviewed the highlights of the fourth agenda item, 2015 Annual Report. He began by thanking the members of the Commission for their hard work and focused on its successes in 2015 with the Stonebridge Business Park, Dupont Corners EDA, Pleasant Center Road project, as well as the progress made regarding the Brandenberger property. Also worth noting is that the Commission paid \$770,000.00 of the inter-governmental reimbursable agreements, and those funds are available to the County for future projects.

He referred the Commission to Exhibit A, a comprehensive overview of the 2015 Fund Summary, and pointed out the TIF funds total over \$5.2 million.

Mr. Buskirk motioned to approve the 2015 Annual Report, subject to any changes recommended by the Commission to be emailed to Mr. Harrold within the next (10) days. Mr. Bercot seconded, and the motion was unanimously approved.

Mr. Royse led discussion of the fifth item on the agenda, consideration of quotes for cleanup of the Brandenberger property. He reminded the Commission that last year quotes were obtained for the demolition of the house, and having the barn burned down and the foundation removed. Due a significant difference in the quotes, staff was asked to pursue information for a control burn of the barn, house and garage.

Quotes have been received from Lunz Excavating for \$10,750.00, and Liberty Developing for over \$50,000.00. Mr. Royse did confirm comparable services from both companies include the burning of all structures on the property, removal of the foundations to the Allen County Building Department

standards, the capping of the well and the removal of the septic. Acceptance of either proposal will be dictated by the standard Allen County Purchasing Agreement.

Mr. Buskirk moved that this item be tabled until February, pending additional information from the Building Department regarding total removal of the foundation and removal of the septic. Mr. Bercot seconded, and the motion passed unanimously.

Addressing the sixth item on the agenda, Mr. Harrold advised that the County has introduced a new electronic claims process, and explained the submission and approval procedures. Mr. Royse and Mr. Beck concurred that claims follow the existing process of being presented to the Commission for consideration prior to electronic submission.

Mr. Harrold led discussion of item seven on the agenda, transfers between funds for 2016 Bond payments. Advising that the Brookwood TIF Fund 808, and Jackson Industrial Fund 822, have not produced revenue in some time, he requested approval to zero out these accounts and transfer funds to GM2005A P&I 408 which will assist in the May Bond payment.

Mr. Royse advised that the Brookwood and Jackson Funds may remain active if the Commission deems necessary.

Mr. Buskirk motioned to approve the transfer of \$61,931.92 from the Brookwood TIF Fund 808 and \$88,379.46 from the Jackson Industrial Fund 822, to the GM2005A P&I 408. Mr. Bercot seconded the motion and it unanimously passed.

Mr. Harrold introduced the eighth item on the agenda, consideration of lease, loan and reimbursement payments. He advised that he tracks the balances, interest payments and pay-off amounts.

Mr. Buskirk inquired about pay-off timeframe. Mr. Harrold advised there is no pay-off deadline.

a) SDI Lafarga Loan Payment to Commissioners Fund 331 – \$41,269 from the Bandalier TIF Fund (806-3701-463.31-87) / balance owed after payment \$229,815.00

Mr. Buskirk motioned to approve payment as presented. Mr. Bercot seconded and the motion was approved.

b) Greatbatch Loan Payment to Commissioners / Fund 330 – \$153,170 from Greatbatch TIF Fund (841-3701-470.38-60) / balance owed after payment \$147,630.00

Mr. Bercot motioned to approve payment as presented. Mr. Buskirk seconded and the motion was approved.

c) N. Clinton / Mayhew Reimbursement to Allen County Highway – \$381,490 from Oak Crossing TIF Fund (809-3701-463.31-32) / balance owed after payment approximately \$774,000.00

Mr. Buskirk motioned to approve payment as presented. Mr. Bercot seconded and the motion was approved.

d) Zubrick / Silverado Loan Payment to Commissioners / CEDIT (329) – \$92,635 from the Vera Bradley TIF Fund (810-3701-463.31-32) /balance owed after payment \$673,000.00

Mr. Bercot motioned to approve payment as presented. Mr. Buskirk seconded and the motion was approved.

e) Franklin Electric Lease Payment – \$72,534.36 from the Coverdale TIF Fund (843-3701-470.38-61)

Mr. Buskirk motioned to approve payment as presented. Mr. Bercot seconded and the motion was approved.

Addressing the ninth item on the agenda, consideration of claims, Mr. Harrold assured the Commission they have been reviewed and are in order.

Mr. Buskirk motioned for approval of payments in the amounts of \$7,640.00, \$30.00 and \$1,780.00 to Beers, Mallers, Backs & Salin. Mr. Bercot seconded and the motion unanimously carried.

The next two claims are in the amounts of \$300.00 for engineering work and \$11,500.00 for work related to right-of-way acquisition, to DLZ. Mr. Bercot motioned for payment. Mr. Buskirk seconded and the motion passed unanimously.

Mr. Bercot motioned for approval of payment in the amount of \$1,241.75 to GAI Consultants. Mr. Buskirk seconded and the motion was unanimous.

Mr. Buskirk motioned for approval of payment in the amount of \$279.00, to Republic Services. Mr. Bercot seconded and the motion unanimously carried.

Mr. Buskirk motioned for approval of payment in the amounts of \$94,171.70, to the Allen County Highway Department. Mr. Bercot seconded and the motion unanimously carried.

Mr. Buskirk motioned for approval of payment in the amounts of \$2,000.00, to Griffin Real Estate Services. Mr. Bercot seconded and the motion unanimously carried.

Mr. Buskirk motioned to ratify payment to the Fort Wayne Newspapers in December in the amount of \$73.78. Mr. Bercot seconded and the motion unanimously carried.

Regarding the final agenda item, Other Business, Mr. Royse advised he will be receiving weekly updates from the State Redevelopment Association as to TIF legislation. He is coordinating with Ms. Beth Lock, Director of Governmental Affairs in the Allen County Commissioners Office, regarding this issue to make certain Mr. Beck and Mr. Fishing are kept informed.

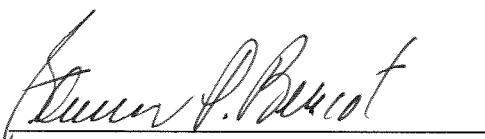
Updating on the engineering project on Pleasant Center Rd, Mr. Royse advised he is attempting to schedule a meeting with the Allen County Highway Department and GAI to assure that not only are the utility poles being relocated, but the electric wires are being buried.

Mr. Beck advised that the dirt agreement, pond agreement, and survey issues are still being worked on.

Also, Mr. Beck shared a letter of appreciation from Baker Daniels regarding the option agreement with Project Baja.

Mr. Beck mentioned that the Allen County Redevelopment Commission is on the agenda for the Allen County Council's February meeting to recap and keep communication open.

With no additional business, the meeting was adjourned at 2:11 p.m.



Steven P. Bercot, Secretary