

**ALLEN COUNTY REDEVELOPMENT COMMISSION**  
**Minutes: August 14, 2018**

*(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, August 14, 2018 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 Tom Harris	County Council	X	
Member Darren Vogt	County Council	X	
Non-Voting Member Chris Baker	Commissioners	X	
Allen County Auditor Nick Jordan	ACRC		X

Staff members present were Elissa McGauley, Director of Redevelopment; Scott Harrold, Senior Economic Development Specialist; Rachel Black, Economic Development Specialist; and Cathy Stone, Office and Finance Manager. Also in attendance was G. William Fishing, Legal Counsel representative.

Mr. Beck called the meeting to order at 1:30 p.m. After confirming a quorum was present, he introduced the following Agenda:

1. Approval of the July 10, 2018 minutes

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

2. Review of financial reports for June and July 2018

Mr. Harrold reported that an error was discovered in the GM Fund 405, after the reports had been emailed, and the correction is in the packet that was distributed prior to this meeting.

He noted typical expenses for the General Fund 246 financial report. Capital Fund 826 shows payments for appraisals and boundary survey for the Stonebridge property. The Nestle and GM funds reflects transfers to the Principal and Interest Funds for Fall Bond payments. The Casad East Fund 399 reports a large payment to the Allen County Highway Department to assist with the Ryan Road project.

Staff will be requesting appropriation from County Council later this week for Oak Crossing. Mr. Harrold explained that funds are available, so staff is asking for approval to transfer funds.

Mr. Vogt motioned to approval the June and July financial reports as presented. Mr. Gutman seconded and the motion unanimously passed.

3. Consideration of Reimbursement of Carrying Costs for Shell Building under Loan Agreement with PB Development for January to August 2018 totaling \$173,333.86

Ms. McGauley reminded the Commission that earlier this year the ACRC, along with the Allen County Council and Board of Commissioners, entered into an agreement with PB Development for the conception of a 100,000 square foot shell building, to be constructed at the corner of Fogwell and Lafayette Center Roads.

She referred them to the list in their packet of the eight invoices received to date from PB Development. Advising that the completion date was projected for July 30 and has not been met, she has requested an updated construction timeline schedule.

Mr. Beck consulted Mr. Fishering regarding payment responsibility. Mr. Fishering recommended approving payment, but not disbursement, until the revised schedule is received.

Mr. Harrold clarified that payment will be coming from the Board of Commissioners, not this Commission.

Mr. Vogt made the recommendation to direct the Board Commissioners to make payment of the \$173,333.86, pending receipt of the requested documentation to be provided to the ACRC and the BOC. Mr. Gutman seconded and the motion received unanimous approval.

4. Review of 2019 Budget Summary

Mr. Harrold presented for the Commission's review of the figures to be submitted for the 2019 Budget approval which are due to the Auditor August 17. While most numbers remain the same or have minor adjustment, he called attention to significant changes.

The School and Travel budgets are being increased in the General Fund 246. Legal expenses have been manageable this year so this line item was not increased.

He also called attention to the funds received from the Commissioners for the Boutique Hotel to be constructed downtown are indicated by Line 49-03 in the Capital Fund 826.

The Nestle Fund 336 has Line 42-06 added for Land/Infrastructure Improvements. This is a pro-active action for possible construction in the area.

Fund 424, Pleasant Center Road Construction, reflects Line 38-36, Principal and Interest added. Mr. Harrold anticipates these funds being moved to Fund 403, Nestle Principle and Interest.

This agenda item was for review only and no action was taken.

5. Greatbatch Medical - \$85,465.01 from the Greatbatch TIF Fund 841

Mr. Harrold confirmed that future payments will be to the new owner, Bandera.

Mr. Vogt motioned to approve the payment to Greatbatch Medical. Mr. Gutman seconded and the motion passed unanimously.

6. Consideration of claims:

a. Beers Mallers (General)      \$850.00      (246-3701-463.31-01);

Mr. Vogt motioned to approve payment of the Beers Mallers claim. Mr. Gutman seconded the motion and is unanimously passed.

b. DLZ (Ryan Engin.)      \$1,968.80      (399-3701-463.31-13);

Mr. Gutman moved to approve payment of the DLZ claim. Mr. Vogt seconded and the motion passed unanimously.

c. Brent Wygant (mowing)            \$1,400.00    (826-3701-463.31-55);

Mr. Harris motioned to approve payment to Brent Wyant. Mr. Vogt seconded the motion and is unanimously passed.

d. Ball State University            \$1,395.00    (246-3701-463.39-70);

Ms. McGauley has been approved to the Indiana Certified Public Manager Program. Phase One of the two-year course will be held at the Courtyard Marriott in downtown Fort Wayne.

Mr. Gutman moved to approve payment of this claim. Mr. Vogt seconded and the motion passed unanimously.

e. US Bank (Admin Fees)            \$ 550.00    (246-3701-463.31-06);

This claim is for funds from the Nestle Bond that paid for the Pleasant Center Road construction.

Mr. Vogt moved to approve payment of the US Bank claim. Mr. Gutman seconded and the motion unanimously passed.

f. Gatedepot (paid)                    \$1,251.70    (826-3701-463.31-55);

Mr. Harrold advised this claim is for the gate on the McFadden Way property and has been paid. He is requesting the Commission to ratify it.

Mr. Vogt motioned to ratify payment of this claim. Mr. Harris seconded, and the motion passed unanimously.

## 9. Other Business

As a follow up to the previously discussed issue of trash at two of the Commission's properties, Ms. McGauley reported that she recently met with a property management company regarding mowing and storm water retention issues at Stonebridge. While on the site she saw that tires had been dumped on the property. She contacted Bill Hartman, Director of Allen County Highway, and they were promptly removed. She stated the Highway Department has been taking responsibility to clean up and dispose of trash at the property.

Staff has been contacted by a gentleman that farms the property north of XPO and is interested in farming Commission property. She told him she would present the matter for discussion. She inquired about the possibility of him mowing, and his rate is the same, \$20.00 per acre.

She suggested the farming matter be revisited in a couple of months for next year. The Commission concurred, and she will get in contact him.

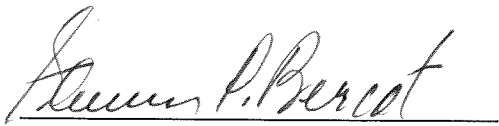
Ms. McGauley has received a quote of \$1,620.00 from CL&S Landscaping for mowing and trimming Stonebridge. There would be an additional fee for mowing the storm water retention area. The Commission would like to receive quotes from farmers in the area, but they are anxious to get the area mowed.

Following up on the issue with truck parking on McFadden Way, Ms. McGauley has contacted General Mills to request trucks refrain from parking and in that area.

Mr. Harrold advised that Mr. Bercot has put him in touch with someone interested in moving the dirt on McFadden Way. While interested in getting the dirt removed, the Commission requested due diligence before allowing to proceed.

Advising that the Fox North property is landlocked, Mr. Beck suggested the Commission begin talks with the Highway Department to extend the road to the property.

With no additional business, the meeting was adjourned at 2:02 p.m.

  
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Steven P. Bercot, Secretary