

ALLEN COUNTY REDEVELOPMENT COMMISSION
Minutes: February 13, 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, February 13, 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 Fishering, 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 January 9, 2018 minutes

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

2. Review of January financial reports

Reporting typical or no activity on most of the funds, Mr. Harrold called attention to expenses on the Casad East Fund (399) and GM 2015 Fund (405).

Mr. Vogt moved approval of the January financials. Mr. Bercot seconded, and the motion was unanimously approved.

3. Public Hearing and Consideration of Confirmatory Resolution for the Dupont Diebold Economic Development Area

Ms. McGauley reminded the Commission that this process began on November 28, 2017 and the Declaratory Resolution was approved.

On January 18, 2018 the Allen County Plan Commission approved a Resolution affirming the area and plans conforms to the County Comprehensive Plan

The Allen County Board of Commissioners approved the plan on January 26, 2018. At the suggestion of Commissioner Therese Brown, the plan and fiscal impact statement were posted on the Department of Planning Services website. Ms. McGauley distributed copies of the statement to this Commission.

In compliance with State law, staff published legal notice in the Fort Wayne Journal Gazette of a public hearing.

At this time Mr. Beck opened the Public Hearing for the Confirmatory Resolution of Dupont Diebold Economic Development Area. With no public comments either in support or opposition of the plan, Mr. Vogt motioned to close the Public Hearing. Mr. Gutman seconded and the motion passed unanimously.

Ms. McGauley reviewed the information discussed at this Commission's October meeting, insofar as dissolving the inactive EDA for the area and the introduction of the current plan.

The Dupont Diebold area encompasses approximately 756 acres, bordered by Union Chapel, Diebold and Dupont Roads, and I-69. A mixture of zonings includes the Parkview Regional Medical Center, the New Vision Office Park, many commercial businesses, and a proposed hotel at the intersection of Diebold and Dupont Roads.

In addition to the growth in this area in the past decade, there are still approximately 384 vacant and undeveloped acres.

The 233 acres currently undeveloped being proposed for real property tax increment has a current assessed value estimated at \$15 million dollars. Staff has reached out to the Highway and City Utilities department to learn possible projects envisioned for this area.

After discussion, Mr. Vogt moved to approve Confirmatory Resolution 2018-2-13-1. Mr. Gutman seconded and the motion was unanimously approved.

4. Consideration of pond repair quotes for XPO/McFadden Way site
5. Discussion of proposal for pond maintenance at XPO/McFadden Way site

Mr. Harrold referred to the email in the packet from Matt Jarrett of the Allen County Surveyor's office, as well as quotes from Harlow Enterprises and Fox Contractors, and suggested agenda items 5 and 6 be considered together.

Ms. McGauley briefly reviewed the history of this matter before discussion of the email and quotes. In February 2016 the Commission entered into a Pond Agreement with the owner of the property. At that time \$100,000 for pond construction was committed, cost to be equally shared by the Commission and the City of Fort Wayne. This obligation was paid in March 2017.

Maintenance cost was to be pro rata shared, and the Commission's portion is 34%. The current property owner, CBRE, has forwarded quotes they received. Staff defers to Matt's opinion that while the repair costs are in line, he feels the monthly maintenance fees are excessive, but is forwarding the information to the Commission for repair and maintenance costs consideration. CBRE has been requested to try and provide lower maintenance estimates.

At this time, Staff is providing information to the Commission for direction how to proceed with this matter.

Mr. Bercot also agreed with the repair costs but questioned the maintenance expenses. After discussion, Mr. Vogt moved to table action on this matter until additional information is available, specifically regarding erosion, reseeding and mowing. Mr. Gutman seconded and the Commission unanimously agreed to table action.

6. Discussion of N. Clinton / Mayhew project reimbursement amount

Mr. Harrold explained that the cap to reimbursement Allen County Highway for this project was \$1.7 million, and \$1,670,326.93 has been paid to date.

Outstanding balances are \$291,415.83 for this project and \$97,156.12 for the Oak Falls Road Project, for a total due of \$388,571.95.

Mr. Harrold explained that this contract was drawn up around 2003, and reimbursement has been slow due to only one business in the area. Also, it was not clear if all charges were included in the contract. He has received an email from the Highway department asking for figures to be reviewed since their figures do not agree with the Commission's figures.

He advised no action needs to be taken at this time, but he wanted the Commission to be aware of a discrepancy. The Commission took no action on this item.

7. Consideration of lease payments:

a) BF Goodrich Tire \$128,583.36 Uniroyal Goodrich TIF Fund 780

Mr. Vogt moved to approve the BF Goodrich Tire lease payment. Mr. Harris seconded, and the motion unanimously passed.

b) Franklin Electric \$ 68,326.35 Coverdale TIF Fund 843

Mr. Vogt motioned to approve payment of the Franklin Electric lease payment. Mr. Harris seconded the motion and it was unanimously approved.

c) Greatbatch Medical \$113,627.60 Greatbatch TIF Fund 841

Mr. Vogt so moved in favor of payment of the Greatbatch Medical lease payment. Mr. Harris seconded the motion and is passed unanimously.

8. Consideration of claims:

a) Beers Mallers (General) \$ 4,060.00 (246-3701-463.31-01)

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

b) DLZ (Ryan Engineering) \$47,755.00 (399-3701-463.31-13)

Mr. Gutman moved to approve the DLZ claim. Mr. Harris seconded and the motion passed unanimously.

c) Stonebridge Park Dues \$ 2,499.20 (826-3701-463.45-83)

Mr. Gutman motioned to approve payment of the association dues for Stonebridge Park. Mr. Vogt seconded and the motioned was unanimously approved.

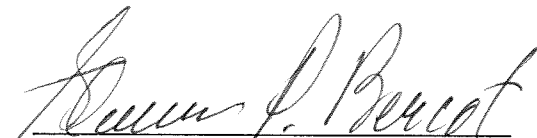
9. Other Business

Ms. McGauley advised that there were no bills for consideration by the Indiana General Assembly that would impact tax increments.

She stated she still uses liaisons for Indiana Economic Development Association (IEDC), the Association for Indiana Counties, as well as Beth Lock, Governmental Affairs Director for the Allen County Commissioners. Mr. Beck appreciates Beth's efforts to keep the Commission informed of proposed legislation.

Mr. Beck inquired about the progress of Stonebridge signage. Ms. McGauley is in the process of finalizing the documents.

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


Steven P. Bercot, Secretary