

ALLEN COUNTY REDEVELOPMENT COMMISSION
Minutes: January 9, 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, January 9, 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. Election of Officers for 2018

Mr. Bercot motioned for the current officers to continue to serve in their positions. Mr. Vogt seconded, and the motion carried unanimously.

President – Mr. Beck
 Vice President – Mr. Gutman
 Secretary – Mr. Bercot

2. Approval of the November 28, 2017 minutes

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

Due to the November meeting being held so late in the month, no meeting was held in December.

3. Review of November and December financial reports

Reporting typical or no activity on most of the funds, Mr. Harrold noted that the November report shows bond payments for the Nestle (336) and GM (405). Item 7 on today's agenda requests a transfer for the Spring GM bond payment.

The December report reflects the \$2,000,000 deposit in the Capital Fund (826) from the Allen County Commissioners. He reminded the Commission this is in reference to the Reimbursement Agreement for financial assistance for the Downtown Boutique Hotel Project.

He reminded the Commission that the Pleasant Center Road project is complete and expects those funds to be transferred and report for (424) will be discontinued in 2018.

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

4. Discussion with Eric Doden, CEO, Greater Fort Wayne, Inc.

Ms. McGauley introduced Mr. Eric Doden, CEO of Greater Fort Wayne, Inc. Mr. Doden shared positive and encouraging comments regarding the foresight Allen County Redevelopment Commission has shown in Stonebridge, GM, and Walmart dairy opportunities. He expressed appreciation for the partnership with the Commission county-wide in relocating, expanding, and in some cases building new facilities in the Fort Wayne area, including Monroeville and Woodburn.

Following up on Mr. Doden's challenge to "buy more land" and request for discussion, Mr. Vogt asked what opportunities or challenges has GFW learned that prospective companies desire? Mr. Doden shared that investors are looking for property that is beyond shovel ready and available within an 18-36 month timeframe, and acquiring land with airport or rail access would be strategic. He also suggested the

riverfront project will be a prime location to attract mixed use development of both industrial and commercial office space.

Mr. Beck added that the Commission is looking for their next acquisition, but their decision comes after much deliberation so that they might serve as a catalyst in Allen County growth.

5. Consideration of 2017 Annual Report

Ms. McGauley reminded the Commission that staff's strategy is to make copies of the report available to local legislators and economic development partners, such as Greater Fort Wayne and the City of Fort Wayne.

Mr. Beck stated that he had recently spoken with Beth Lock, Governmental Affairs Director for the Allen County Commissioners, regarding bills regarding TIF and the scrutiny Redevelopment Commissions are under. He encouraged broader distribution of the report to show the honest and proper way the Allen County Redevelopment Commission conducts business.

Ms. McGauley pointed out that Mr. Harrold was principle in creating the report, and requested a brief overview of the report, and asked to be made aware of any errors or questions. Mr. Vogt noted that the document discusses multiple projects and suggested that the pictures be labeled accordingly.

There was also discussion of a one-page Executive Summary be added in the front of the report.

Mr. Beck requested that any future questions or comments be directed to Mr. Harrold by the end of January so the report can begin being distributed in February. The Commission complimented the thoroughness of the report.

6. Consideration of TIF payment to City of Woodburn for Wastewater Sewer Bond in the amount of \$100,000 (from Funds 812 and 813)

Mr. Harrold stated that a rule under the revised pledge agreement obligates the Commission to make a payment of \$80,000.00 from the Woodburn US 24 TIF Fund (812) and \$20,000.00 from Woodburn Industrial Park TIF Fund (813) to the City of Woodburn. The agreement states one payment annually of \$100,000.00 for 20 years.

Mr. Vogt moved to approve the payments, Mr. Gutman seconded the motion, and it passed unanimously.

7. Transfer from GM TIF Fund (405) to GM 2015A Bond P&I (408) - \$342,500

Mr. Harrold explained that this transfer is to cover the Spring bond payment, due in May.

Mr. Gutman motioned to approve this transfer. Mr. Vogt seconded and the motion was unanimously accepted.

8. Consideration of Loan Payments

- a) N. Clinton / Mayhew Reimbursement to Allen County Highway – \$193,262.80 from Oak Crossing TIF Fund (809-3701-463.31-32)

Mr. Harrold advised this is the last payment on this project. Commenting about the legislation regarding TIFs, Mr. Vogt suggested closing this fund.

Mr. Vogt motioned to approve payment of \$193,262.80 to the Allen County Highway Department. Mr. Gutman seconded and the motion passed unanimously.

- b) Zubrick / Silverado Loan Payment to Commissioners / CEDIT (329) \$95,000 from the Vera Bradley TIF Fund (810-3701-463.31-32);

Mr. Harrold anticipates this loan will be paid in full in the next couple of years.

Mr. Vogt moved to approve payment of \$95,000 to the Allen County Commissioners. The motion was seconded by Mr. Gutman and unanimously approved.

9. Consideration of claims:

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| a. Beers Mallers (General) | \$4,230.00 | (246-3701-463.31-01) |
| b. Beers Mallers (Woodburn) | \$ 917.50 | (812-3701-419.39-12) |

Mr. Vogt moved to approve the Beers Mallers claims. Mr. Bercot seconded and the motion passed unanimously.

c. DLZ (Ryan Engr) \$ 31,335.00 (399-3701-463.31-13)

Mr. Gutman motioned to approve payment to DLZ. Mr. Vogt seconded. The motion unanimously carried.

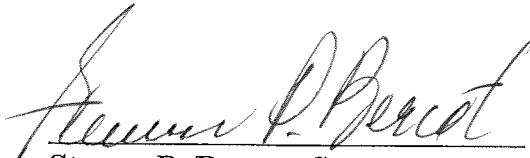
d. Highway Dept. (Ryan RW) \$60,264.85 (399-3701-463.42-07);

e. Highway Dept. (Ryan Legal) \$ 1,768.75 (399-3701-463.42-07);

Mr. Vogt moved to approve payment of the Highway Department claims. Mr. Bercot seconded and the motion passed unanimously.

9. Other Business

With no additional business, the meeting was adjourned at 2:07 p.m.



Steven P. Bercot
Steven P. Bercot, Secretary