

ALLEN COUNTY REDEVELOPMENT COMMISSION

Minutes: July 10, 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, July 10, 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 June 12, 2018 minutes

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

2. Consideration of Declaratory Resolution for designation of Airport Expressway South Economic Development Area

Ms. McGauley reviewed the area with a Powerpoint presentation. She noted that the area is bordered by Airport Expressway on the north, Smith Road on the east, Coverdale Road on the west, and Ferguson

Road on the south and encompasses over 223 acres. Improvements to public infrastructure include road and intersection, as well as storm water, sanitary and related drainage construction as needed.

Businesses in the area with a combined employment of over 2,200 employees include Franklin Electric Corporate Headquarters, Waterfurnace, Tuthill, Faurecia, BAE Systems and Fort Wayne Metals.

Enforcement of the EDA will include:

- a) The Redevelopment Commission or its staff will serve notice to all affected parties regarding permits, certificates, variances, tax allocation, or other issues effecting the use or development of property within the area;
- b) The Redevelopment Commission shall have the responsibility to review and approve any action listed above prior to the issuance of permits and certificates. The Commission is also responsible to review and approve the allocation of tax revenues;
- c) This plan must be approved by the Allen County Plan Commission and Allen County Board of Commissioners prior to its adoption; and its regulations and requirements shall be in effect for a period of 25 years from the date of its adoption by a confirmatory resolution of the Allen County Redevelopment Commission.

Mr. Harris moved to approve Declaratory Resolution 2018-7-10-1 for designation of Airport Expressway South Economic Development Area. Mr. Gutman seconded the motion and it passed unanimously.

3. Opening and Review of Quotes for Stonebridge Sign

Ms. McGauley advised that one quote, from Michael Kinder and Sons, has been received for the Stonebridge sign. She displayed a powerpoint showing a rendering of the sign to be built on the southwest corner of Fogwell and Lafayette Center Roads. The sign will be double-sided, lit, and the \$59,900 quote includes landscaping.

As the quote considerably exceeds the budgeted amount, the Commission is taking this matter under advisement.

4. Review of Tax Increment received in June

Mr. Harrold referred the Commission to the June 2018 TIF Revenue page in their packet, showing a total of \$2,301,165.

5. Transfers between Funds for Fall 2018 & Spring 2019 Bond Payments:

- a) \$325,000 from GM 2005 General (405) to 2015B Bond P&I (406);
- b) \$505,000 from GM 2005 General (405) to 2015A Bond P&I (408);

Mr. Harris motioned to approve the transfers from GM 2005 General to 2015 A and 2015 B Bond P&I funds. Mr. Gutman seconded and the motion was unanimously approved.

- c) \$80,000 from Nestle II (336) to Nestle II Bond P&I (403);

Mr. Harris moved to transfer \$80,000 from Nestle II to Nestle II Bond P&I. Mr. Bercot seconded the motion and it passed unanimously.

- d) \$350,000 from Nestle II (336) to GM 2005A Bond P&I (408);

Mr. Harris moved to approve transfer of \$350,000 from Nestle II(336) to GM 2005A Bond P&I (408). Mr. Bercot seconded the motion and it passed unanimously.

- e) \$50,000 from GM Suppl. (410) to GM 2005A Bond P&I (408);

Mr. Harris motioned to transfer \$50,000 from GM Suppl (410) to GM 2005A Bond P&I (408). Mr. Gutman seconded and the motion unanimously passed.

6. Consideration of loan and reimbursement payments:

- a) General Mills Loan Payment to Highway – \$150,000 (807-3701-470.38-59);

Mr. Gutman motioned to approve the loan payment of \$150,000 from General Mills to the Allen County Highway Department. Mr. Harris seconded and the motion passed unanimously.

b) General Mills Loan Payment to CEDIT – \$150,000
(807-3701- 470.38-59);

Mr. Gutman motioned to approve the loan payment of \$150,000 from General Mills to CEDIT. Mr. Bercot seconded the motion and it unanimously passed.

c)N. Clinton / Mayhew Reimbursement to Highway – \$185,000
(809-3701-463.31-32);

Mr. Harris motioned to approve the \$185,000 loan payment to the Allen County Highway Department. Mr. Bercot seconded the motion and it unanimously passed.

d) Zubrick / Silverado Loan Payment to Fund 329 – \$100,000
(810-3701-463.31-32);

Mr. Harris moved to approve the loan payment of \$100,000 from Zubrick/Silverado to Fund 329. Mr. Gutman seconded the motion and it passed unanimously.

7. Consideration of TIF Lease Payments

a) Franklin Electric Lease Payment – \$65,828.10
(843-3701-470.38-61);

Mr. Harris motioned to approve payment of \$65,828.10 for the Franklin Electric Lease. Mr. Gutman seconded and the motion unanimously passed.

b) BF Goodrich Tire Manu. Lease Payment – \$89,492.22
(780-3701-419.37-01);

Mr. Harris moved to approve the BF Goodrich Tire Lease Payment of \$89,492.22. Mr. Bercot seconded the motion and it pass unanimously.

8. Consideration of claims:

a. Beers Mallers (General) \$4,320.00 (246-3701-463.31-01);

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

b. DLZ (Ryan Engin.) \$5,032.16 (399-3701-463.31-13);

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

c. Misner & Associates \$4,500.00 (826-3701-463.31-55);

Mr. Bercot motioned to approve payment to Misner & Associates. Mr. Harris seconded the motion and is unanimously passed.

d. Griffin Real Estate \$4,200.00 (826-3701-463.31-55);

Mr. Harris moved to approve payment to Griffin Real Estate. Mr. Gutman seconded and the motion passed unanimously.

e. Foresight Consulting (Survey) \$1,600.00 (826-3701-463.31-55)

Mr. Harris moved to approve payment of the Foresight Consulting claim. Mr. Bercot seconded and the motion unanimously passed.

f. Associated Churches (Mowing) \$640.00 (826-3701-463.31-55)

Mr. Harrold advised this claim could be disregarded.

9. Other Business

Ms. McGauley advised that she is budgeting to attend the IEDC (International Economic Development Council) conference in Indianapolis, September 2019.

She also recommended that the Commission's property on McFadden Way be gated. Barriers have been moved, a burning barrel has been placed on the site, and it is attracting semi-truck parking.

Mr. Harrold informed the Commission that the City is not interested in moving the dirt from McFadden Road. They have estimated it could take up to 220 trips to haul.

Mr. Beck gave recognition to Mr. Bercot, as recipient of the Distinguished Alumnus Award. As the highest honor bestowed to a Concordia Lutheran High School graduate, it recognizes alumni who have demonstrated ongoing dedication to Christian principles and the church, for both lifetime and personal achievements.

With no additional business, the meeting was adjourned at 2:20 p.m.

A handwritten signature in cursive script, reading "Steven P. Bercot". The signature is written in black ink and is positioned above a horizontal line.

Steven P. Bercot, Secretary