

ALLEN COUNTY REDEVELOPMENT COMMISSION

Minutes: June 12, 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, June 12, 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 May 11, 2018 and May 31, 2018 minutes

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

2. Review of May financial reports

While review of most funds show usual or no activity, Mr. Harrold explained that the travel costs on the General Fund (246) are reimbursing Ms. Black for out of pocket expenses during her OU EDI

trip in April. He also pointed out that the Nestle report reflects recent bond payments in May.

Mr. Harris moved approval of the April financials. Mr. Vogt seconded, and the motion was unanimously approved.

3. Public Hearing and consideration of Confirmatory Resolution for the Lafayette Center Corner Allocation Area

Ms. McGauley reminded the Commission that this process began on April 10 when they approved the Declaratory Resolution for the area. On April 19 the Allen County Plan Commission passed the Resolution, confirming that it conforms to the Comprehensive Plan, and the Allen County Commissioners approved the same on April 27. Following that approval, staff published notice of a public hearing. Because the approval includes establishment of an allocation area for the purpose of collecting property tax increment, notices were also sent to affecting taxing units.

The area encompasses 8.796 acres and neighboring businesses include General Motors, Delphi, Vera Bradley and Stonebridge Business Park.

On an annual basis, Staff will report increment collected.

This EDA is being proposed to support attraction and retention of businesses in the General Motors area. The Commission has also partnered with PB Development which will provide a high quality building to market new and expanding businesses to the area.

Mr. Beck opened the Public Hearing and requested any public comments regarding this item. With no comments either in favor or in opposition, Mr. Beck closed the Public Hearing.

Mr. Harris moved to approve the Confirmatory Resolution 2018-6-12-1 for the Lafayette Center Corner Allocation Area. Mr. Bercot seconded the motion and it passed unanimously.

4. Public Hearing and consideration of Confirmatory Resolution for the Diebold Corner Allocation Area

Ms. McGauley advised that this is a request for an amendment to existing Dupont Diebold EDA which is bordered by Dupont Road, Union Chapel Road, and Interstate 69.

On February 13 the Commission approved the Confirmatory Resolution, and this area went through the same publication and legislative processes schedules as the Lafayette Center Corner Area.

This amendment adds an 84.51 acres Allocation Area to the Development area, and the current assessed value is over \$11 million dollars. New commercial development has already been announced at the northeast corner of Dupont and Diebold Roads. The main tenant will be a Hilton brand hotel. Other property in the mixed zoning area is being marketed by CBRE Sturgis.

This property will collect only real property tax increment.

Mr. Beck opened the Public Hearing and requested any public comments regarding this item. With no comments either in favor or in opposition, Mr. Beck closed the Public Hearing.

Mr. Harris moved to approve the Confirmatory Resolution 2018-6-12-2 amending the Diebold Corner Allocation Area. Mr. Vogt seconded the motion and it passed unanimously.

5. Consideration of Resolution determining need to capture incremental assessed valuation

Mr. Harrold referred the Commission to the Exhibits A, B and C in their packet.

- Exhibit A - Allocation Areas which require the Commission to continue to capture the assessed value available
- Exhibit B - Inactive TIF Districts
- Exhibit C - Excessed Assessed Value

After review of the Exhibits, Mr. Harrold was open to questions or suggestions for any changes.

Mr. Vogt moved to approve Resolution 2018-6-12-3 of the Allen County Redevelopment Commission determining the need to capture incremental assessed valuation. Mr. Harris seconded the motion and it was unanimously approved.

6. Consideration of an Estoppel Certificate and Consent to Assignment for Greatbatch

Ms. McGauley advised the Commission that she had been contacted by Ice Miller, an Indianapolis law firm, informing her that Greatbatch is being acquired as an asset acquisition and requested certification that the existing incentive package would remain in place.

By way of background information, in 2011 Greatbatch it was announced they would construct an 80,000 square foot facility at the northwest corner of Kroemer and California Roads for the manufacturing and distribution of orthopedic instruments. A three-year performance-based incentive (Ledge), a tax abatement, as well as TIF agreements were offered.

The Ledge has been fulfilled. There are approximately five years remaining on the real and personal property schedules of the tax abatement.

The TIF agreement contains lease and sub-lease components. Mr. Harrold advised that the buyer, a multi-state medical company, is paying \$600 million for Greatbatch.

Mr. Harrold stated that, at this time it is unknown who the July TIF payment will be made to.

Mr. Vogt moved to approve, subject to modification and Mr. Beck's approval, on the Estoppel and Agreement. Mr. Bercot seconded the motion and it was unanimously approved.

Mr. Vogt motioned to approve the Consent to Assignment. Mr. Bercot seconded and the motion passed unanimously.

7. Discussion of quotes for appraisals at Stonebridge

Ms. McGauley announced that there are approximately 65 acres in approximately 6 parcels remaining for sale in Stonebridge. Staff has requested quotes, per parcel. Misner's fee is \$750, and 40-45 days to complete the appraisal. The Griffin fee \$700, and the same timeframe.

The Commission asked Staff to reconsider the appraisals as three areas.

8. Consideration of Brunswick TIF payment for 2017 - \$130,000

Mr. Harrold advised agreement goals are being met.

Mr. Harris motioned for approval of the payment to Brunswick. Mr. Vogt seconded, and it unanimously passed.

9. Consideration of claims:

a. Beers Mallers (General) \$3,620.00 246-3701-463.31-01

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

b. DLZ (Ryan R/W and Engr) \$15,814.92 399-3701-463.31-13

Mr. Harrold explained the amount is the total of (3) invoices.

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

c. Brent Wygant (mowing) \$1,400.00 826-3701-463-3155

Mr. Harrold informed the Commission this claim is for Stonebridge mowing.


Mr. Vogt moved to approve payment for the mowing. Mr. Harris seconded and the motion passed unanimously.

Mr. Beck asked if Staff had discussed with Mr. Wygant about mowing the property on Bluffton Road. Mr. Harrold advised he is looking at the property and will be back in touch with him.

10. Other Business

Ms. McGauley advised that some items pertaining to the Redevelopment Commission were considered in Special Session.

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


Steven P. Bercot, Secretary