

ALLEN COUNTY REDEVELOPMENT COMMISSION
Minutes: March 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 Fishing, Legal Counsel representative.

Mr. Beck called the meeting to order at 1:31 p.m. After confirming a quorum was present, he introduced the following Agenda:

1. Approval of the February 13, 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 February financial reports

While most funds had typical or no activity, Mr. Harrold called attention to the General Fund (246) that shows Other Receipts of \$50,000.00 which is yearly funding from the Board of Commissioners

and the current balance on this fund now exceeds \$80,000.00. Also, the Casad East TIF Fund (399) shows a balance of just over \$500,000.00.

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

3. Consideration of pond repair quotes and discussion of proposals for pond maintenance for XPO/McFadden Wayne site (tabled at Feb meeting)

Mr. Vogt motioned to consider this matter for discussion at today's meeting. Mr. Harris seconded and the motion unanimously passed.

Mr. Harrold referred the Commission to emails from CBRE property manager and Matt Jarrett of the Allen County Surveyor's office addressing the quote from Harlow Enterprises regarding the XPO pond maintenance and inspection.

Mr. Jarrett was present to answer questions and concerns of the Commission.

Mr. Vogt stated he had been to the site, just prior to the meeting, and the erosion is significant. He estimated the trail to be at least 100 feet long and 6-8 inches deep off the lip of the embankment. He did notice that a small bale of straw (straw wattle) had been used to attempt to slow the erosion.

Mr. Jarrett replied that drawings called for the site to have been stabilized at the end of construction, but does not appear that it was and that needs to be done.

Stabilizing will alleviate much of the eroding down the embankments. He recommended stabilizing the upland areas with crimp mulch and seeding. An erosion control blanket could be used in the upland where there is concentrated flow areas.

After that is stabilized, the basin will need embankment control. From a cost and maintenance perspective, he suggested use of a turf mat and seeding so that there is vegetation in the entire area.

He emphasized to make certain the upland areas are stabilized and seeded or the problem will reoccur. Mr. Bercot was in agreement with Matt's recommendation as far as the most cost effective and

permanent solution, and requested Staff acquire quotations to begin as soon as weather permits.

Mr. Jarrett added that the operation/maintenance manual suggested inspection monthly. He stated this is typical during the construction phase, maybe the first six months, but going forward, inspection once or twice yearly would be sufficient.

When Mr. Beck asked who does those inspections, Mr. Jarrett replied that is responsibility of the project site owner.

Mr. Vogt inquired if the Commission has paid for work that wasn't properly performed. Mr. Harrold replied that the Commission complied with the financial agreement with XPO, but the Commission had no involvement in the construction of the pond. The Commission asked Staff to discuss with CBRE that the work has been inspected by more than one party and it is evident that the plans were not followed or completed as instructed; therefore, there should be no financial obligation to properly repair it.

Mr. Harrold pointed out two quotes for the mowing. Harlow Enterprises quoted \$650.00 per eight occurrences for a total of \$5,200.00. The GreenPro quote is in the amount of \$330 per mowing, the number of occurrences is not specified.

Ms. McGauley clarified that the Commission is responsible 1/3 of the mowing and inspection fees.

4. Consideration of Resolution Providing Funding for Ryan/Bruick Project

Mr. Harrold stated that Mike Thornson of the Allen County Highway Department is present to provide more information and answer questions regarding this matter. Mr. Harrold advised briefly that the project has two issues. The first being it is approximately \$500,000 underfunded by the State and the second involving relocation of water and sewer lines.

By way of background, Mr. Thornson informed the Commission that the State prefers to award funding for these types of projects for \$3,000,000 or less. Therefore, the Highway Department divided the project into two projects and requested funding for both. Later the State was experiencing cash flow shortage and asked the Department to combine the projects. The Highway Department managed to keep the North phase under budget; while due to railroad construction and

the relocation of water and sewer lines, the South phase is now over budget. Mr. Thornson stated if the State will agree to merging the funding grants that would help cover much of the shortage; however, he added that seems doubtful. After the initial funds are awarded, changes are rare.

Mr. Harrold referred the Commission to the financial worksheet at the back of the Resolution.

Mr. Thornson added that the Highway Department can cover it, but is requesting TIF funding assistance from the Redevelopment Commission. Mr. Harrold advised the Commission of the availability to withdraw from the Casad and Bandelier Funds.

Mr. Thornson advised the bid is March 14, and the State will ask for the County's commitment to cover the local share within a week and invoice within 2-4 weeks.

Mr. Vogt motioned to approve the Resolution providing funding for the Ryan Road/Bruick Road project. Mr. Harris seconded the motion and it was unanimously approved.

5. Consideration of claims:

a) Beers Mallers (General) \$ 2,850.00 (246-3701-463.31-01)

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

b) DLZ (Ryan Engineering) \$51,515.00 (399-3701-463.31-13)

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

c) Journal-Gazette \$ 61.18 (246-3701-463.33-02)

Mr. Vogt motioned to approve payment to the Journal-Gazette for a public hearing legal notice. Mr. Bercot seconded and the motioned was unanimously approved.

6. Other Business

Ms. McGauley distributed an IEDC statistical handout that gave an update on project announcements. IEDC has a goal to increase the number of businesses announced, as well as new jobs associated with those announcements over 2017 numbers.

With the Indiana General Assembly session ending soon, she mentioned a couple of bills regarding Economic Development that are still alive:

HB 1256 – will require members of the Economic Development Commission to live in the jurisdiction that they serve. As the Allen County Economic Development Commission serves the unincorporated area of the county, its members' residences would be required to be in the unincorporated area of the county.

The bill is currently in Conference Committee and it is being considered to strike that language from the final version of the bill.


SB 242 – a bill regarding state and local government administrative matters which contains an amendment by the House Ways and Means Committee that would require a member of the Commission to make a presentation to the governing body of every school corporation in the allocation area. The report would include the Commission's budget, a long-term plan for the allocation area(s), and the impact on the school corporation. The bill does indicate if there is a penalty if this information is not presented.

Ms. McGauley has brought these bills to the attention of Ms. Beth Lock, Governmental Affairs Director for Allen County Commissioners.

Mr. Beck requests that should SB 242 pass, that the information be included in the Annual Report. Ms. McGauley added the Annual Report is distributed to Allen County school corporation heads.

SB 353 – this bill considers residential properties in TIF areas, certified tech park legislation, and regional development tax credits.

With no additional business, the meeting was adjourned at 2:03 p.m.


Steven P. Bercot, Secretary