

# ALLEN COUNTY REDEVELOPMENT COMMISSION

Minutes: May 11, 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 Friday, May 11, 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 April 10, 2018 minutes

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

2. Review of April financial reports

While review of most funds show usual or no activity, Mr. Harrold pointed out the expenses on the Casad East TIF Fund (399).

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

### 3. Public Hearing on Lease Agreement with PB Development

Ms. McGauley explained that while the lease document is not yet in its final form, the terms are pretty much agreed upon and were published on April 26. The project has been approved by the fiscal bodies and the next step in the process is the Public Hearing, scheduled for this meeting. In addition to the publication, Notice has been posted in the Department of Planning office.

She reminded the Commission that the lease agreement is one part of the deal, and there is also a Loan Agreement and other instruments.

Mr. Beck opened the Public Hearing and requested any public comments in favor of this item. Alan Tio of Kinder Construction took this opportunity to thank the Commission for the collaboration on this project, the only industrial spec building under construction at this time in northeast Indiana, and is currently within 90 days of completion.

With no comments in opposition, Mr. Beck closed the Public Hearing. He told the Commission that the documents will be presented after they have been finalized.

### 4. Discussion of Fox North Pond Repair and Maintenance

Ms. McGauley advised that staff has been attempting to schedule a walk-through visit with CBRE, but that has not been done as of this time.

### 5. Consideration of bond debt service payments:

a. 2015A	\$448,742.50	(408-3701-470-3854)
b. 2015B	\$165,295.00	(406-3701-470-3851)
c. 2015C	\$ 39,734.38	(403-3701-463-4050)

Mr. Harrold advised that Bonds A and B are from the General Motors TIF, and Fund C from the former Nestle facility.

Mr. Beck requested a motion for these payments, combining Bonds A and B.

Mr. Vogt motioned for payment of Bonds 2015A and 2015 B. Mr. Gutman seconded, and the motion unanimously passed.

Mr. Vogt moved for payment of Bond C. Mr. Gutman seconded the motion and it was unanimously approved.

6. Consideration of claims:

a. Beers Mallers (General)      \$2,360.00      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 R/W and Engr)      \$4,335.54      399-3701-463.31-13

Mr. Harrold advised that in review of this contract, payments of this are almost complete.

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

c. Overholt Co. (Appraisal)      \$1,700.00      826-3701-463-3155  
d. Misner & Assoc. (Appraisal)      \$2,000.00      826-3701-463-3155

Mr. Harrold stated these are the appraisals for the McFadden property.

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

e. Fort Wayne Newspapers      \$      23.46      246-3701-463.33-02

Mr. Harrold noted this was for publication of the Public Hearing held in today's meeting.

Mr. Vogt motioned to approve payment of this claim. Mr. Gutman seconded and it unanimously passed.

f. Property Tax Bills (drainage) \$      567.60      ratification

Mr. Harrold advised this invoice has been paid.

Mr. Harris motioned to ratify the payment. Mr. Gutman seconded and the motion passed unanimously.

7. Other Business

Ms. McGauley advised that the association dues have been received from Stonebridge tenants and they have been deposited. Also, the bills for Stonebridge drainage property and corporate income taxes have been paid.

With no additional business, the meeting was adjourned at 1:42 p.m.

  
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Steven P. Bercot, Secretary