

ALLEN COUNTY REDEVELOPMENT COMMISSION
Minutes: November 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, November 13, 2018 at 3:00 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 October 9, 2018 minutes

With no additions or corrections, Mr. Vogt motioned to approve the October 9, 2018 minutes. Mr. Bercot seconded and the motion passed unanimously.

2. Review of financial reports for October 2018

Reviewing the financial reports, Mr. Harrold reported typical expenses, and noted Bond payments will be made within a few days.

Mr. Bercot motioned to approval the October financial reports as presented. Mr. Vogt seconded and the motion unanimously passed.

3. Consideration of PB Development Shell Building invoices for carrying costs totaling \$216,666.70 (Jan to Oct 2018)

Ms. McGauley advised this matter had been tabled, pending documentation to support the Loan Agreement. After receiving the paperwork, she and Mr. Fishing reviewed the information with PB Development. She advised the Budget Breakdown is included in the Commission's packet and appears to satisfactory. The soft costs have been removed, while additional expenses, including concrete work and installing a sprinkler system now, as opposed to waiting for a tenant, have been added. She explained that the concrete work will make the building more marketable.

A monthly breakdown of the monthly invoices has also been provided to the Commission, showing a current total, from January through October, of \$216,666.70. Ms. McGauley added the Fund has already been set up through the Commissioners' office, and as of the date of this meeting she has not received the November invoice.

Mr. Vogt questioned the \$1.7 million Special Construction on the MKS Breakdown. Staff will contact MKS for an explanation. Pending a satisfactory explanation, Mr. Vogt motioned to pay the \$216,666.70. Mr. Bercot seconded the motion and it passed unanimously.

4. Consideration of claims

a. Beers Mallers (General) \$1,840.00 246-3701-463-3101

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

b. Allen County Hwy (Gate Installed) \$ 995.00 826-3701-463-3155

Mr. Vogt moved to approve payment of the Allen County Highway claim. Mr. Bercot seconded and the motion passed unanimously.

5. Other Business

Ms. McGauley that staff has been meeting with Parkview Healthcare regarding Dupont-Diebold EDA. Mr. Fishing is researching bond and lease and loan options as to the form of the agreement for the

infrastructure improvements.

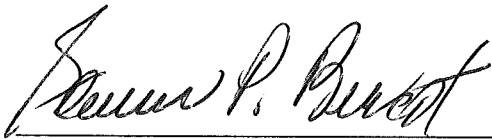
Ms. McGauley advised the Commission that staff has been contacted by the Hometown Town Council regarding TIF. She advised that the town does not have a Redevelopment Commission or EDA. Hometown is considering an inter-local agreement for these services by the Allen County Redevelopment Commission.

The Highway Department has hired Engineering Resources to consider a two-year project to improve both lanes of Fogwell Parkway. As a representative of Stonebridge, Ms. McGauley was invited to a recent stakeholder meeting. She advised there was considerable concern regarding truck traffic in and out of General Motors. The project is seeking INDOT funding and construction would not begin until 2024.

Mr. Beck inquired if staff has any information regarding the roadway behind XPO. Ms. McGauley stated she hopes to get another meeting with the Highway Department to approach this matter.

Ms. McGauley requested direction from the Commission whether to farm or mow the land behind XPO in 2019. The consensus was for staff to put the property out to bid for farming.

With no additional business, the meeting was adjourned at 1:38 p.m.



Steven P. Bercot, Secretary