

**ALLEN COUNTY REDEVELOPMENT COMMISSION**  
**Minutes: October 9, 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, October 9, 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 3:00 p.m. After confirming a quorum was present, he introduced the following Agenda:

1. Approval of the September 11, 2018 minutes

With no additions or corrections, Mr. Harris motioned to approve the September minutes. Mr. Vogt seconded and the motion passed unanimously.

2. Review of financial reports for September 2018

Reviewing the financial reports, Mr. Harrold reported typical expenses, and noted sufficient funds in the Nestle and GM Funds to cover the November Bond Payments appearing later in today's agenda.

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

3. Discussion of PB Development Shell Building and Consideration of September invoice for carrying costs of \$21,666.67 (tabled in September)

Ms. McGauley stated she contacted Kinder Construction and emphasized that the documentation they provided for payment fell well below the \$5.2 million stated in the Loan Agreement. Her last contact was September 27 and was told they are working with their attorney on the matter. She advised that without documentation that supports the Loan Agreement, the Commission can not make carrying costs payments. She added that she has sent duplicate copies of the executed agreement.

She advised that a site visit on the day before this meeting revealed that windows are being put in the building, but the main windows and back doors have not yet been installed.

She mentioned she is aware of interested occupants for the building.

She requested direction from the Commission and was instructed to continue to pursue the matter.

4. Discussion of revising cost of McFadden Way for loan agreement

Mr. Harrold referred the Commission to the next document in the packet and directed them to the Primco invoices. He advised a concern resulted when the Auditor's office forwarded the reimbursement figure from staff to the Allen County Highway Department.

Additional expenses of \$15,900.00 for Foresight, \$40,352.58 for Primco, and over \$7,000.00 for street lights were not included in that number. Mr. Harrold advised the total project cost should actually be \$696,300.36, up from the contract cost of \$632,118.34. He speculated that the initial cost may have been set from the project bid and did not consider engineering costs. He confirmed, that while he does not believe the Commission is obligated by the contract for the additional costs, funds are available to cover the difference.

The Commission expressed concern why all charges were not in the contract at the front end of the project, and was of the consensus to not set a precedent involving reimbursements with this matter.

5. Consideration of November Bond Payments for 2015 Issue

a. Series 2015A	\$450,067.50	408-3701-470.38-54
b. Series 2015B	\$163,938.75	406-3701-470.38-51
c. Series 2015C	\$ 39,734.38	403-3701-463.40-50

Mr. Harrold explained these are scheduled payments for November.

Mr. Vogt moved to pay Series 2015A and Series 2015B bonds from the GM Bond Account. Mr. Gutman seconded and the motion unanimously passed.

Mr. Vogt motioned to make the Series 2015C bond payment from the Nestle Bond Account. Mr. Gutman seconded the motion and it was unanimously approved.

6. Consideration of claims

a. Beers Mallers (General)	\$760.00	246-3701-463-3101
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Mr. Gutman motioned to approve payment of the Beers Mallers claim. Mr. Harris seconded the motion and is unanimously passed.

b. Allen County Hwy (Tile video)	\$250.44	826-3701-463-3155
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Mr. Vogt moved to approve payment of the Allen County Highway claim. Mr. Harris seconded and the motion passed unanimously.

c. Co-State Construction (Sinkhole repair)	\$800.00	826-3701-463-3155
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Mr. Vogt motioned to approve the \$800.00 payment for sinkhole repair. Mr. Gutman seconded the motion and is unanimously passed.

Ms. McGauley has emailed Dan Allen of Allen County Highway pictures of standing water on the property. She is waiting on his reply.

7. Other Business

Ms. McGauley reminded the Commission that she reported last month that she was assisting a representative of Wabash Valley Power in updating their aerial and review profiles. Their website profiles area industrial sites. She distributed a copy she had printed for Stonebridge.

However, she stated that she has contacted Greater Fort Wayne because their website does not include Stonebridge.

She also noted that the County GIS has been updated, and the developments in the Bluffton Road area are included.

Reviewing the Local TRAX rail overpass program which will provide funding to cities and counties for grade separation, crossing closure and other safety enhancement projects at rail-highway intersections, Ms. McGauley will be joining the Highway Department in presenting the application to the Indiana Department of Transportation later this week. The Highway Department is targeting the Ryan and Dawkins Roads area.

Ms. McGauley advised that she and Ms. Black will meet with County Council on Wednesday to discuss the property tax phase-in policy, specifically how applications are considered, compliance issues, etc.

Ms. McGauley reminded the Commission that the reason for the time change in today's meeting was because she and Ms. Black were attending an IEDA (Indiana Economic Development Association) workshops in Wabash this morning addressing TIF funding for school programs and training.

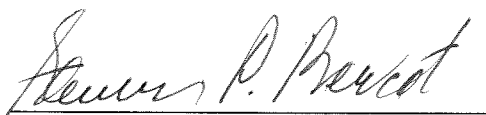
A key point school superintendents brought up was the issue of communication. Chris Baker commended the open communication with school districts in Allen County.

Staff recently met with Parkview representatives regarding their infrastructure priorities. Tax increments will assist with their costs. Three areas have been identified, and staff is working on a Resolution to present this information to the Commission, which will eventually evolve into an Agreement.

Staff has also met with Continental Properties to discuss eligible economic development and infrastructure improvements the Airport Expressway area. An application for an industrial park will be presented at the October Allen County Plan Commission public hearing.

Mr. Beck commented that the Sweetwater project in the recent news is unique in that it is located 2/3 in the County and 1/3 in the City. He has asked Ms. McGauley to work with the City to try and avoid the cumbersome requirements of dual-filings for the applicant.

With no additional business, the meeting was adjourned at 3:23 p.m.

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

Steven P. Bercot, Secretary