

**ALLEN COUNTY REDEVELOPMENT COMMISSION**  
**Minutes: September 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 Tuesday, September 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; and Rachel Black, Economic Development Specialist. 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 August 14, 2018 minutes

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

2. Review of financial reports for August 2018

Mr. Harrold advised outside of typical expenses, the General Fund 246 includes expenses that reimburse Ms. McGauley for a recent trip to Ball State, and her registration for the Indiana Certified Public Manager Program discussed at the August meeting.

Capital Fund 826 shows payments for mowing and the gate for the McFadden Way property. Other funds had typical or no activity.

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

3. Public Hearing and Consideration of a Confirmatory Resolution for the Airport Expressway South EDA

Ms. McGauley reminded the Commission that this process began in July when the Commission approved the Declaratory Resolution for the area. Under State law, the recommendation was forwarded to and approved by the Allen County Plan Commission on July 19 after determination that it is in compliance with the Comprehensive Plan. The Board of Commissioners then approved the Resolution on August 17. Because this involves approving an Allocation Area as well as an Economic Development Area, staff was required to inform taxing units and advertise for a public hearing.

In review, the area measures approximately 223 acres, containing 13 properties and is bordered by the Airport Expressway, Coverdale Road, and Smith Road. This plan was initiated in 2017 by the Airport Authority since they own property included in the area they want to market for industrial development. This led to Ms. McGauley working with Mr. Patrick Dooley, Director of Airport Development, to establish this area. She reports that there will be a primary development plan proposal presented at the October Allen County Plan Commission regarding a portion of the property currently owned by the Fort Wayne Airport Authority.

She informed the Commission that part of the reason it has been such a time consuming project is that the Airport Authority has been working with the FAA to market the area for industrial as well as aeronautical uses.

Mr. Beck opened the Public Hearing. With no responses in favor or in opposition of the Confirmatory Resolution, he closed the hearing.

Mr. Vogt moved to approve a Confirmatory Resolution for the Airport Expressway South EDA. Mr. Harris seconded the motion and it passed unanimously.

4. Discussion of PB Development Shell Building and Consideration of September invoice for carrying costs of \$21,666.67

Ms. McGauley recalled that in August the Commission received a summary of the January through August invoices, and referred them to the September invoice in their packet for this meeting. The Commission authorized payment, pending receipt of a revised construction schedule.

She advised that the Loan Agreement states that PB Development is required to submit a schedule and construction costs of not less than \$5.2 million dollars, as well as a breakdown of hard and soft construction costs and continuances.

She distributed documentation she has received and noted that with the soft costs and permit fees, the total is well under the expected total. She has contacted Kinder Construction for an explanation, and as of this meeting, she has not received a response.

Ms. McGauley confirmed Mr. Vogt's inquiry that the figure is \$822,182 short of the \$5.2 million dollars.

Mr. Vogt motioned to table this matter since no explanation has been received from Kinder Construction regarding the deficit. Mr. Harris seconded the motion and it unanimously passed. Mr. Beck confirmed that this matter will be discussed on the October agenda.

5. Review of assessed values for TIF districts for 2019

Mr. Harrold reviewed the chart, and discussed significant changes, of information from the Auditor's office which shows tax increments expected in 2019.

This item was for review and discussion only, requiring no action.

6. Consideration of claims:

a. Beers Mallers (General)      \$1,370.00      (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 Engin.)                      \$3,957.61      (399-3701-463.31-13)

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

c. Fort Wayne Newspapers              \$59.34      (246-3701-463.33-02)

Mr. Vogt motioned to approve payment for the legal notice of today's public hearing. Mr. Harris seconded the motion and is unanimously passed.

## 7. Other Business

Ms. McGauley passed around a picture of PB Development which was taken the day before this meeting. She pointed out that the walls are up but the windows are not in. She was advised by Kinder that paving is scheduled for the end of September.

Ms. McGauley showed a picture of the Highway Department installing the swing gate on McFadden Way. It is a pad-locked swing gate and staff has the keys.

Ms. McGauley shared photos from last month's XPO Trinity Health Tour, organized by Greater Fort Wayne. She advised that only about half of the facility is up and running, but they shared plans for the remainder of the building.

Staff meets with the Highway Department on a regular basis, and Ms. McGauley stated that they have equipment that televise underground facilities. This will be helpful in determining how to repair the sinkhole at Stonebridge. She has received one quote for its repair, but would like to hear the Highway Department's assessment of the situation first.

Ms. McGauley advised that the Highway Department has requested Commission support for a grant application made to the State. The Local TRAX rail overpass program will provide funding to cities and counties for grade separation, crossing closure and other safety enhancement projects at rail-highway intersections. The Highway Department is targeting the Ryan and Dawkins Roads area.

DLZ is coordinating the application process, and Ms. McGauley drafted a letter for Mr. Beck's signature to meet the deadline a week prior to this meeting. She would be pleased to send an electronic copy of the letter to any member of the Commission desiring to receive it. She added any community is eligible to apply, but there is not a lot of funding available.

In reply to Mr. Vogt's inquiry, Ms. McGauley answered that she believes this is a 40% matching grant.

Ms. McGauley advised that she was recently contacted by Wabash Valley Power, which services Stonebridge Industrial Park, and also markets the site. She assisted a representative in updating their aerial and review profiles.

IEDA (Indiana Economic Development Association) is conducting workshops, and Ms. McGauley is particularly interested in attending is Schools and TIF. She explained that many cities have developed partnerships with school districts by providing TIF funds for programs and training. It is scheduled in Wabash on October 9, the same date as next month's meeting.

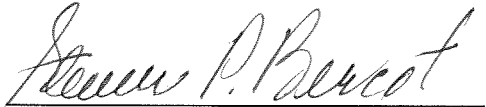
With the recent change in State legislation on this matter, she would like for staff to attend, and requested the meeting be rescheduled to 3:00 p.m.

Mr. Harrold noted that in meetings with the Highway Department, the Ryan Road project is underway; he is unaware of projected completion date in 2019.

Mr. Bercot asked if the Highway Department reviews DLZ invoices before staff receives them. Ms. McGauley advised that staff waits on Highway's approval before submitting them to the Commission.

Mr. Beck advised that he participated in a meeting requested by Greater Fort Wayne regarding ACRC land purchases and City Utilities. He assured them, since the Commission pays for the connections they work closely with City Utilities, and interest in land acquisitions either has water and sewer in place or is close to finished.

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

A handwritten signature in cursive script that reads "Steven P. Bercot". The signature is written in black ink and is positioned above a horizontal line.

Steven P. Bercot, Secretary