

ALLEN COUNTY REDEVELOPMENT COMMISSION
Minutes: January 10, 2023

(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, January 10, 2023 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 Darren Vogt	County Council	X	
Member Tom Harris	County Council	X	
Member Jill Kinder	Commissioners	X	
Non-Voting Member Tim Hines	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. Legal Counsel William Fishing was also in attendance.

Mr. Beck called the meeting to order at 1:34 p.m. After determining a quorum was present he introduced the following Agenda:

1. Election of Officers for 2023

Current officers are Richard Beck, President; Kurt Gutman, Vice-President; and Darren Vogt, Secretary. Ms. Kinder moved to keep the same slate of officers. Mr. Harris seconded and the motion unanimously passed.

2. Approval of minutes for the December 13, 2022 meeting

Mr. Vogt moved to approve the minutes as presented. Mr. Gutman seconded the motion and it passed unanimously.

3. Review of December financial reports

Mr. Harrold reviewed typical expenses, interest accrued, and current balances.

Mr. Vogt moved to approve the financial reports. Mr. Harris seconded and the motion was approved unanimously.

4. Consideration of Agreements for Silverado Hagerman Shell Building

Advising that two shell buildings have been constructed, Ms. McGauley reviewed the Loan Agreement, Promissory Note, Lease Agreement and Non-Disturbance Agreement addressing the two-year monthly payments of support in the amount of \$1,050,000 on their construction financing which totaled \$13,080,000.

Mr. Fishing advised that Hagerman issued a completion statement in September 2022.

Following discussion, Mr. Vogt moved to approve the agreements presented for this project. Mr. Gutman seconded the motion and it passed unanimously.

Mr. Beck expressed appreciation for the dedication in finalizing the documents.

5. Consideration of Loan, Lease and Reimbursement payments

a) Diebold Road Loan Payment \$88,000 861-3701-419.39-51

Mr. Gutman moved for approval of this loan payment. Ms. Kinder seconded, and the motion was unanimously approved.

b) Franklin Electric Lease Payment \$54,469.81 843-3701-470.38-61

Ms. Kinder motioned to approve this lease payment. Mr. Vogt seconded the motion and it passed unanimously.

c) BOC Revolving 430 (PB Shell) \$38,000 868-3701-463.39-50

Mr. Gutman moved to approve this payment. Mr. Harris seconded and the motion passed with a 4-0-1 vote, Ms. Kinder abstaining.

d) Ryan Road Reimbursement \$390,000 399 and 806

Mr. Harris motioned to approve this payment. Ms. Kinder seconded and the vote was unanimous.

e) Highway: Smith Realign \$290,000 870-3701-463.31-32

Mr. Vogt motioned to approve this claim. Mr. Gutman seconded the motion and it was approved unanimously.

f) Union Chapel(Parkview) Bond Payment \$690,000 869-3701-419.39-51

Mr. Harris approved this bond payment. Ms. Kinder seconded the motion and it was unanimously approved.

g) Woodburn Wastewater bond payment \$100,000 812 and 813

Mr. Harris moved to approve this bond payment. Mr. Gutman seconded the motion and it was unanimously approved.

6. Consideration of claims

a. Beers Mallers (General) \$2,390.00 246-3701-463.31-01

Ms. Kinder moved to approve this legal claim. Mr. Vogt seconded and the motioned unanimously passed.

b. GAI Consultants (Pleasant Ctr) \$13,252.00 807-3701-419.31-13

Mr. Vogt moved for approval to pay this claim. Mr. Gutman seconded and the motioned passed unanimously.

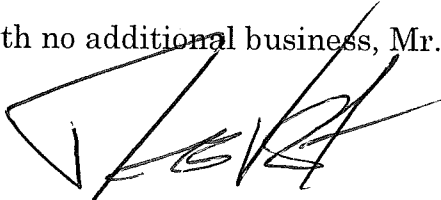
7. Other Business

Ms. McGauley informed the Commission that staff has updated TIF Reimbursement Guidelines, and she would be pleased to forward the draft to the Commission if there is interest.

She also reminded the Commission that a Redevelopment Authority meeting is planned in February, either prior to or immediately following the regularly scheduled meeting.

Mr. Beck mentioned that there is a number of legislation regarding Redevelopment at the State level.

With no additional business, Mr. Beck adjourned the meeting.



Darren Vogt, Secretary