

ALLEN COUNTY REDEVELOPMENT COMMISSION
Minutes: February 14, 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, February 14, 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 Kevin Bruns was also in attendance.

Mr. Beck called the meeting to order at 1:31 p.m. After determining a quorum was present he introduced the following Agenda:

1. Approval of minutes for the January 2023 meeting

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

2. Review of January financial reports

In addition to a legal payment, Mr. Harrold also noted \$50,000 received from the Board of Commissioners. and reviewed typical expenses, interest accrued, and current balances. There was a brief discussion on the interest being accrued in the Capital Fund.

Ms. Kinder moved to approve the financial reports. Mr. Gutman seconded and the motion unanimously passed.

3. Review of 2022 fund activity and ending balances

In a brief overview, Mr. Harrold reminded the Commission that Fund 333 Lincoln Industrial TIF fund was closed last year; multiple GM Funds were closed and monies transferred to other funds; Casad and Bandalier had major payments; Woodburn Industrial Park, Diebold Corner and Dupont Diebold have good balances; most remaining funds showed typical activity.

The Pleasant Center Road shows a \$0.00 balance, but remains open for possible future roadwork.

4. Transfer \$150,000 from I-469/Bluffton Road Fund 336 to Fund 403 for 2023 Bond payments.

Mr. Vogt motioned to approve the requested transfer of funds. Ms. Kinder seconded and the motion was unanimously approved.

5. Consideration of Silverado Hagerman shell building carry cost reimbursements from Sep 2022 to Jan 2023 totaling \$206,717 (paid from BOC Revolving Fund)

Ms. McGauley reminded the Commission that they have approved executing this agreement with Silverado Hagerman. The agreement states monthly installments may begin with the shell buildings are completed, which they were in September 2022.

Mr. Beck clarified that going forward the monthly payments will be \$42,031.94.

Mr. Vogt motioned to approve the Sep 2022 to Jan 2023 charges. Mr. Harris second the motion and it was approved unanimously.

6. Consideration of claims

a. Beers Mallers (General) \$2,620.00 246-3701-463.31-01

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

b. Ball State/Bowen Center \$1,795.00 246-3701-463.39-70

Ms. McGauley explained this is Ms. Black's fee to attend training for the Certificate of Public Management.

Mr. Gutman motioned to approve payment of this claim. Ms. Kinder seconded and the motion was unanimously approved.

c. Inside Indiana Business \$149.00 246-3701-463.39-10

Ms. McGauley reminded the Commission that a budget line for online news services was requested, and this is the amount of the annual subscription.

Mr. Gutman moved to approve this claim. Mr. Vogt seconded and the motion passed unanimously.

d. GAI Consultants (Pleasant Ctr) \$45,394.00 807-3701-419.31-13

Ms. McGauley stated this is for continuing road engineering work. She advised the Commission it is a long contract, anticipating about 30% completed by end of 2023.

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

e. Silverado Hagerman Recording Fee \$51.33 246-3701-463.31-06

Ms. McGauley explained this fee is for having the documents for the Silverado Shell Buildings recorded with the Allen County Recorder's Office.

Mr. Harris moved for approval of this claim. Ms. Kinder seconded the motion and it was unanimously approved.

7. Other Business

Ms. McGauley noted that she submitted information regarding the work of the Commission to the Board of Commissioners for the 2022 Annual report.

She also announced that she has scheduled two representatives from the IEDC to speak at the Commission's April meeting about the changes within that organization and their changing role.

Mr. Beck mentioned that he has traveled to Lebanon to view the mega site and the accompanying presentation. He said the Commission looks forward to future strategy discussions with GFW regarding types of businesses Indiana and specifically Allen County wants to attract. He complimented IEDC on their interest in this matter.

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

A handwritten signature in black ink, appearing to read 'D. Vogt', written over a horizontal line.

Darren Vogt, Secretary