

ALLEN COUNTY REDEVELOPMENT COMMISSION

Minutes: March 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, March 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; and Scott Harrold, Senior Economic Development Specialist. Legal Counsel William Fishing was also in attendance.

Mr. Beck called the meeting to order at 1:35 p.m. After determining a quorum was present he introduced the following Agenda:

1. Approval of minutes for the February 2023 meeting

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

2. Review of February financial reports

Mr. Harrold reviewed the interest received in General (246) and Capital (826) Funds. Claims were not reported on the February report from the Auditor's Office and will be reviewed at the March meeting.

Mr. Vogt motioned to approve the financial reports. Ms. Kinder seconded and the motion unanimously passed.

3. Presentation of 2022 ACRC Annual Report

Mr. Beck advised the Commission this is a Draft Report, and any changes need to be made quickly before the report is presented to County Council on Thursday. Mr. Harrold highlighted project status or completion in the report. No changes were requested.

4. Consideration of landscape management services agreement with Nahrwold Farms for Stonebridge Business Park

Ms. McGauley requested review of the Nahrwold Farms proposal for 2023 mowing services. Ms. Kinder seconded and the motion was unanimously approved.

Mr. Vogt moved for approval of this agreement. Ms. Kinder seconded and the motion passed unanimously.

5. Consideration of revised Silverado Hagerman shell building carry cost reimbursements from Sep 2022 to Feb 2023 totaling \$245,250 (paid from BOC Revolving Fund)

Ms. McGauley informed the Commission that Premier Bank is handling this matter for Silverado Hagerman. Premier has recalculated the total due through Feb and going forward staff will submit payment requests to Ms. Williamson in the Commissioners office to be paid EFT.

Mr. Vogt moved for approval of the revised invoice from Premier Bank. Mr. Gutman seconded the motion and it was approved unanimously.

6. Consideration of claims

a. Beers Mallers (General) \$1,500.00 246-3701-463.31-01

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

b. GAI Consultants (Pleasant Ctr) \$18,674.00 807-3701-463.31-13

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

c. Brooks Construction (Union Chapel) \$112,349.19 875-3701-419.42-92

Mr. Harrold advised the Commission this is the final payment for this project.

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

7. Other Business

Ms. McGauley noted that the GAI project will be quite lengthy and costly. In consideration that they are nearing the end of work involved in the first Notice to Proceed, issued in November 2022. She has received a request from GAI for a Notice to Proceed with work to be completed 60% by this year end.

The second Notice to Proceed involves work totaling \$326,000.00. She added Funds are available, and staff will be transferring to the Construction fund line.

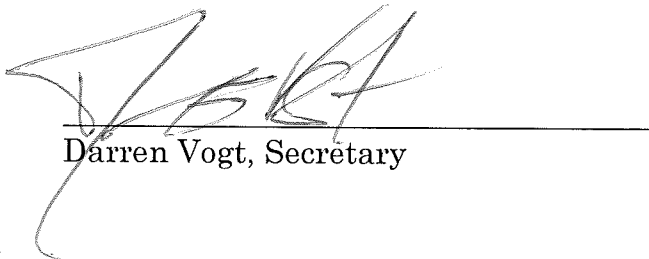
Following discussion, Mr. Vogt moved to approve the additional Notice to Proceed. Mr. Harris seconded the motion. Motion carried unanimously.

Mr. Beck requested an update on the Smith Road project. Ms. McGauley replied reimbursement to the Commissioners is paid incrementally, twice a year.

Ms. McGauley advised that she recently sent an updated proposal for Stonebridge Stormwater Detention.

Regarding a legislation update, Ms. McGauley informed the Commission the one bill in the House did not receive necessary support. Senate Bill 300 is in the Ways and Means.

With no additional business, Mr. Beck adjourned the meeting at 1:59 p.m..



Darren Vogt, Secretary