

ALLEN COUNTY REDEVELOPMENT COMMISSION
Minutes: April 11, 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, April 11, 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 1:30 p.m. After determining a quorum was present he introduced the following Agenda:

1. Approval of minutes for the March 2023 meeting

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

2. Review of March financial reports

Mr. Harrold noted typical interest and expenditures in March. reviewed the interest received in General (246) and Capital (826) Funds. Mr. Vogt moved to approve the financial reports. Ms. Kinder seconded the motion and it unanimously passed.

3. Consideration of a Construction and Reimbursement Agreement with LBG BH Parkview, LLC (Leo Brown Group)

Ms. McGauley advised the Commission that staff began meeting in March with Leo Brown Group regarding their intention to expand Park Place Senior Living off of Diebold Road. They plan to break ground in June and construction is estimated 20 months.

Commission reviewed their application for TIF reimbursement and approved 60%. Their investment exceeds \$26 million dollars on this development. Estimated cost of these improvements total \$1,256,063.00. The maximum reimbursement they are eligible for is \$753,637.80.

Following discussion Mr. Vogt moved to approve this Agreement. Ms. Kinder seconded and the motion passed unanimously.

4. IEDC Presentation by Linda Walczak and Victoria Herring

Mr. Beck informed Commission members that one of the presenters is ill, and this presentation has been rescheduled for the August 8 meeting. Ms. McGauley has received an informative email from the presenters and will forward to the Commission.

5. Consideration of Premier Bank/Silverado Hagerman shell building carry cost reimbursement for March 2023 in the amount of \$40,875.00.

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

6. Consideration of claims

a. Beers Mallers (General) \$1,300.00 246-3701-463.31-01

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

b. GAI Consultants (Pleasant Ctr) \$27,656.75 807-3701-463.31-13

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

c. US BANK (2015C Bond Payment) \$76,734.38 403-3701-463.40-50

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

d. Allen County Treasurer (Drainage Fees) \$27.58 826-3701-463.31-55

Mr. Harris motioned to approve payment of this invoice. Ms. Kinder seconded and the motion passed unanimously.

e. Stonebridge Park Dues \$9,778.69 826-3701-463.31-55

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

f. Other Business

- 1) Ms. McGauley advised the Commission that following last month's meeting staff emailed the Annual Report to State Legislators, Economic Development partners and local officials including Allen County Council. Next year larger companies that reside in larger allocation areas, Parkview, GM, BF Goodrich, Walmart, General Mills, Franklin Electric, Lippert, SDI and Fire Districts will be added to the distribution list.
- 2) In earlier discussions about the Stonebridge drainage situation, Ms. McGauley received Commission approval to contact Bercot to inspect the area. Upon inspection Bercot advised that the current sludge is not at a recommended level to warrant vacuuming at this time. It was recommended they re-inspect the area in the Fall.
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- 4) On March 29, the Board of Commissioners opened a formal application for a share of the \$25 million American Rescue Plan Act of 2021 (ARPA) for funds allocated for water, sanitary sewer and stormwater infrastructure projects.


Redevelopment staff is assisting as needed in the preparation of two applications. One involves regional stormwater improvements involving the Pleasant Center and Thiele Road project.

The other project involves the proposed mixed-use development at the northeast corner of I69 and Airport Expressway regarding a larger regional sewer lift station.

- 5) Developer Todd Ramsey has provided staff with an update regarding the Silverado Hagerman Shell Buildings. The north building is in the process of being sold, and the south building has a prospect finalizing a lease of 100,000 square feet with a right of first refusal. A written commitment request on the property will be presented to the Allen County Plan Commission on April 13.
- 6) Regarding a legislation update, SB419, State Tax Matters, was amended to include several TIF provisions, including a requirement that Redevelopment Commissions must spend TIF funds in accordance with the plan for the TIF, in addition to posting fund balances publicly.

In committee language from SB300, Residential TIF, was amended to HB1005 which changes the duration of the residential TIF from 25 years to 20 years, and removes the requirement that school corporations approve the program. The bill passed on the Senate Floor and was sent back to the House on April 5, 2023.

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



Darren Vogt, Secretary