

**ALLEN COUNTY REDEVELOPMENT COMMISSION**  
**Minutes: May 9, 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, May 9, 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 April 2023 meeting

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

2. Review of April financial reports

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

3. Consideration of a Consulting Contract Supplemental Agreement No. 1 with A&Z Engineering for McFadden Way

Mr. Harrold reviewed a continuation of an existing contract with a few additions for the final construction with the Commission. He noted the design fee of \$109,235.00. Ms. McGauley added that \$72,377.50 of that amount has been billed, with \$18,000 remaining on the initial contract. Adding the supplemental agreement totals \$36,157.00 to complete the project.

Following discussion Mr. Vogt moved to approve this Agreement. Mr. Gutman seconded and the motion passed 4-0-1 with Ms. Kinder abstaining.

4. Consideration of Amended Memorandum of Lease and Non-Disturbance Agreement for Silverado Hagerman Properties, LLC

Mr. Fishing advised the Commission that Silverado successfully negotiated the sale of one of two buildings and contacted his office with proposed amendments to existing loan and TIF repayment documents. He requested Commission approval for Mr. Beck's signature on the documents to allow Silverado to transfer interest of the property.

Unaware of the closing date of the sale, Mr. Fishing recommends prompt action by the Commission. Mr. Vogt moved to approve Mr. Beck's signature on the required documents. Mr. Gutman seconded and the motion passed unanimously.

5. Consideration of claims

a. Beers Mallers (Legal) \$1,400.00 246-3701-463.31-01

Mr. Gutman moved to approve payment of the legal invoice. Ms. Kinder seconded and the motioned unanimously passed.

b. Premier Bank (Silverado Hagerman Shell) \$40,875.00

Mr. Gutman motioned to approve this invoice. Mr. Harris seconded and the motioned unanimously passed.

c. GAI Consultants (Pleasant Ctr) \$42,517.00 807-3701-463.31-13

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

d. Nahrwold Farms (mowing)

\$622.50 807-3701-463.31-55

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

#### 6. Other Business

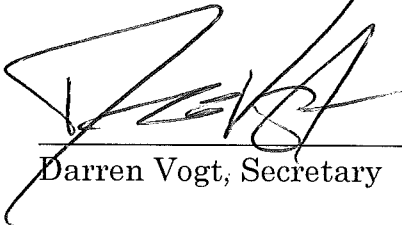
Ms. McGauley had recently sent an email about touring a winery that is part of the GJHL development the Commission approved. She has received some response and will contact the winery to arrange the tour.

Reporting on a legislative update, she advised the Indiana General Assembly session has closed. The budget passed, as did HB1005 Housing. It dealt with setting up Residential TIF, and no longer requires approval from the School Board.

It also put in place for counties to establish EDTA. (Economic Development Target Areas) That terminology is contained in the Indiana Code for PropertyTax Abatement for retail businesses, and eligibility for individual TIFs.

Among other bills signed by the Governor included SB271 benefiting Certified Technology Parks, and SB344 titled Northeast Indiana Strategic Development Commission. The State budget includes \$30 million earmarked to implement the Commission's plan.

With no additional business, Mr. Beck adjourned the meeting at 1:57 p.m.



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Darren Vogt, Secretary