

**ALLEN COUNTY REDEVELOPMENT COMMISSION**  
**Minutes: June 13, 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, June 13, 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 Fishering was also present.

Mr. Gutman 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 May 2023 meeting

Mr. Harris motioned approval for the minutes as presented. Mr. Vogt seconded and the motion passed unanimously.

2. Review of May financial reports

Mr. Harrold noted typical activity in May for General (246) and Capital (826) Funds. He pointed out interest was not recorded, but will be included in the June reports. Ms. Kinder moved to approve the financial reports as presented. Mr. Vogt seconded the motion and it was unanimously approved.

### 3. Consideration of Resolution Determining the Need to Capture Incremental Assessed Valuation for budget year 2024

Mr. Harrold reviewed Resolution 2023-6-13-1 and the accompanied Exhibits included in the Commission's packet. Changes from last year on the Active List includes Diebold North Allocation Area and the I-469 / Bluffton Road EDA. Diebold Corner and General Motors Allocation Areas are shown on the Inactive List because those funds show significant balances.

He added that there are no TIF districts that will release a portion of incremental value for 2024.

Following discussion Mr. Vogt motioned to approve the Resolution. Ms. Kinder seconded and the motion unanimously passed.

### 4. Update on State Legislation affecting redevelopment statues

Ms. McGauley informed the Commission of two bills of legislation that passed the 2023 General Assembly that will affect Allen County.

House Enrolled Act 1005 made several changes to the process of establishing a residential housing development program. Counties can now designate by ordinance economic development target areas. County Council may designate a maximum of 15% of the total geographic area of their territory.

Since Allen County has an established Economic Development Commission it may determine economic target areas by-passing the mathematical formula that is part of the qualifying criteria for single family housing. She added that retail companies in target areas in unincorporated Allen County now have the ability to apply for tax abatement.

House Enrolled Act 1454 was the omnibus bill for the Department of Local Government Finance. It affects the following areas:

- "The President and Vice President shall not have the same appointing authority"
- Expend revenues from a tax increment financing district that are allocated for police and fire services on both capital expenditures and operating expenses.
- Not later than December 1 of each year, the redevelopment commission shall file a report with the Board of Commissioners, County Council, and the Department of Local Government Finance, setting out a spending plan for the next calendar year.

- May use money in the TIF allocation fund only according to the annual spending plan.”
- And, prior to February 1, 2025, the Department of Local Government Finance is required to submit a report of redevelopment commissions that failed to submit a spending plan to the legislative services agency.
- The redevelopment commissioners, or their designee, shall present the annual report to the unit’s fiscal body at a public meeting.

The report must include the following information set forth for each tax increment financing district regarding the previous year:

“Amounts distributed to other units, if applicable.”

“Only in the case of an allocation area established for a residential housing development program and the average price of the houses sold in the allocation area.”

- Addressing changes to acquisition of property procedures the redevelopment commission may purchase blighted property from a willing seller if the sale price is not more than \$50,000. (currently \$25,000)

And, if the sale price of property is greater than \$50,000 the redevelopment commission shall obtain two independent appraisals. (currently \$25,000)

- This bill adds a formula for calculating increment needed by a redevelopment commission for debt service relative to increases in property tax rates for fire protection territories. This requires that the redevelopment commission work with the auditor and fire protection territory to address debt service obligations.

“However, if the redevelopment commission determines that it is unable to meet its debt service obligations with regards to the allocation area without all or part of the allocated property tax revenue pass back to the participating unit of a fire protection area under this subdivision, then the allocated property tax revenue pass back under this subdivision shall be reduced by the amount necessary for the redevelopment commission to meet its debt service obligations of the allocation area. The calculation under this subdivision must be made by the redevelopment commission in collaboration with the county auditor and the applicable fire protection territory. Any calculation determined according to clause (A) must be submitted to the department of local

government finance in the manner prescribed by the department of local government finance. The department of local government finance shall verify the accuracy of each calculation.”

- Additionally, the residential TIF language removed in HEA 1005 beginning July 1, 2027 is restored.

The intention is to reinstate the old 36-7-14-53 to what it was on January 1, 2023 including the 1% test, the economic development target areas exception, the lifespan of 25 years and language requiring the approval of the governing body of the school corporation of the residential housing program.

#### 5. Consideration of claims

- a. Beers Mallers (Legal) \$4,080.00 246-3701-463.31-01

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

- c. GAI Consultants (Pleasant Ctr) \$20,151.25 807-3701-463.31-13

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

- d. Nahrwold Farms (mowing) \$1,245.00 807-3701-463.31-55

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


#### 6. Other Business

Ms. McGauley has received an email regarding the Smith Rd realignment project at Airport Expressway. At this point the engineer is working with County Highway and provided a cost estimate of \$15,000,000.

She reminded the Commission that the Amazon TIF is repaying the Highway department. She will email the status report to the Commission.

She believes that closing details on the Shell Building at Stonebridge are progressing.

With no additional business, Mr. Gutman adjourned the meeting at 1:51 p.m.

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

Darren Vogt, Secretary