

**ALLEN COUNTY REDEVELOPMENT COMMISSION**  
**Minutes: August 8, 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, August 8, 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 present.

Mr. Gutman called the meeting to order at 1:38 p.m. After determining a quorum was present he introduced the following Agenda:

1. Approval of minutes for the July 2023 meeting

Mr. Harris moved for approval of the July minutes as presented. Ms. Kinder seconded and the motion passed unanimously.

2. Review of July financial reports

Mr. Harrold noted typical activity in July for General (246) and Capital (826) Funds. Ms. Kinder moved to approve the financial reports as presented. Mr. Harris seconded the motion was unanimously approved.

### 3. IEDC Presentation by Victoria Herring

Ms. McGauley scheduled this presentation regarding sites and buildings information of interest to the Commission. Ms. Herring introduced herself as the Senior Project Manager for Attraction Projects (new companies) for the Northern Region of Indiana. One of her responsibilities is working with Project Managers to find the ideal location for new or existing companies wanting to expand their business.

She shared a PowerPoint presentation using 2022 data, pointing out over 170 searches for mega companies seeking over 100 acres. She added 2023 is on track to duplicate those figures.

Most companies do have a specific county or region of the state preference, and transportation logistics as well as being site-ready with utilities also could be consideration factors. IEDC site search data reveals electrical equipment (battery/semi-conductor) as the most popular industry type. Suppliers to these companies are also growing.

A brief Q & A followed.

### 4. Review of 2024 Redevelopment Commission Budget

Mr. Harrold noted that the 246 General Fund and 826 Capital Fund line items are the same as requested for 2023, and explained the reasoning if any of the other funds reflected an increase or decrease.

Ms. Kinder moved to approve the budget as amended. Mr. Harris seconded and the motion was unanimously approved.

### 5. Transfer \$80,000 from Fund 336 to Fund 403 for May 2024 Bond payment

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

### 6. Consideration of New Claims

a. Beers Mallers (Legal)                      \$1,110.00                      (246-3701-463.31-01)

Mr. Harris motioned for payment of this claim. Ms. Kinder seconded and the motion was unanimously approved.

b. Premier Bank (Silverado Hagerman Shell) \$20,625.00

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

c. GAI Consultants (Pleasant Ctr) \$31,410.75 (807-3701-419.31-13)

Ms. Kinder motioned to approve this claim. Mr. Harris seconded and the motion was approved.

d. Nahrwold Farms (Mowing) \$1,245.00 (826-3701-463.31-55)

Ms. Kinder made the motion for payment of this invoice. Mr. Harris seconded and the motion unanimously passed.

e. IEDA Conference Reimbursal (DPS P-card) \$395.00 (246-3701-463.39-70)

Ms. Kinder moved for payment of this invoice. Mr. Harris seconded and the motion was unanimously approved.

## 7. Other Business

Ms. McGauley informed the Commission that she and Mr. Harrold participated in a coordination meeting with the Allen County Highway Department regarding the alignment project of Airport Expressway. Surrounding business were notified and some were in attendance.

Staff is hoping to continuing communication with Amazon, not in attendance.

Mr. Hartman anticipated the date for this project to be 2029-2030.

Ms. McGauley advised that 80% plans for McFadden Way were recently submitted to the Highway Department and a meeting is being planned to address questions.


She confirmed striping and painting traffic markings in Stone Bridge has begun and should be completed within a week or so.

Recently a truck hit a light pole at Stonebridge Road and Fogwell Parkway. The Highway Department is repairing the damage to the light pole and concrete slab.

Ms. McGauley advised that she and the Highway Department has granted a GAI request for an extension on the submittal of their 30% plans for Pleasant

Center Road. There have been complications with Right of Way and Stormwater.

With no additional business or discussion, the meeting was adjourned at 2:08 p.m.



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Darren Vogt, Secretary