

ALLEN COUNTY REDEVELOPMENT COMMISSION
Minutes: September 12, 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, September 12, 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. Beck called the meeting to order at 1:42 p.m. After determining a quorum was present he introduced the following Agenda:

1. Approval of minutes for the August 2023 meeting

Mr. Gutman moved for approval of the August minutes as presented. Mr. Vogt seconded and the motion passed unanimously.

2. Review of August financial reports

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

3. Consideration of a Declaratory Resolution approving the Park Place Allocation Area in the Dupont Diebold EDA

Ms. McGauley advised that in response to an approved TIF application, this is an amendment that creates an Allocation Area within the EDA. She presented a PowerPoint and reminded the Commission of the chronological history of the creation of this area.

This resolution outlines that the approximate 5.83 acres will be referred to the Park Place Allocation Area. The Leo Brown Group is investing over \$29 million in construction of the three-story 188,000 square foot senior housing development.

After a brief discussion Mr. Vogt motioned to approve this Declaratory Resolution. Following Mr. Gutman's second, this was unanimously approved.

4. Consideration of New Claims

a. Beers Mallers (Legal) \$1,790.00 (246-3701-463.31-01)

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

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

Mr. Gutman motioned for approval of this claim. Ms. Kinder seconded and the motion passed unanimously.

c. GAI Consultants (Pleasant Ctr) \$26,359.00 (807-3701-419.31-13)

Mr. Vogt motioned to approve this claim. Mr. Gutman 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. A & Z Engineering \$6,221.46 (807-3701-463.31-13)

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

f. US Bank (Bond Admin) \$625.00 (336-3701-463.31-07)

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

5. Other Business

- Ms. McGauley advised staff has been in communication with NIPSCO regarding a regulator station at Stonebridge. The site is about a half-acre and the easement is approximately an acre.

She advised this project will have the potential be able to serve future growth at Stonebridge.

The land agent for this project has requested a Right of Entry document from the Commission. Ms. McGauley advised utilities are already marked and she is uncertain if that is included in the estimated time frame is 18 months.

Following discussion, she requested a motion for Mr. Beck's signature to execute the document. Mr. Vogt so moved. Mr. Harris seconded and the motion approved unanimously.

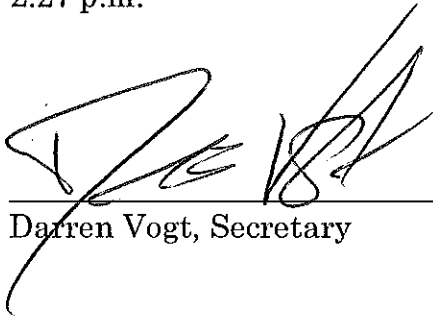
- Following up on street striping at Stonebridge, Ms. McGauley advised the Highway Department has done a nice job. Additionally, they have repaired damage to the light pole at Stonebridge Road and Fogwell Parkway that had been struck by a vehicle.

- She also informed she is pleased with the job that Todd Ramsey has done clearing the Treelan property.
- Ms. McGauley advised that she had recently received a call from Tom Niezer, representing Oakmont Development, to discuss approximately 200 acres they own South of Airport Expressway on Coverdale Road. A residential area is being planned and Mr. Niezer inquired if the Redevelopment Commission would consider a Residential TIF.

They may possibly be prepared for a presentation to the Commission in October. Ms. McGauley reminded them that State Law now gives more flexibility to the Commission regarding this type of request; although she added a two-year decision requiring the Commission to receive School Board approval for the area. A brief discussion followed.

- Ms. McGauley also informed the Commission that Mayor Kelsey of Woodburn has shared concerns that a prospect the town had loss due to water capacity issues. She suggested possible assistance from the BF Goodrich TIF. A meeting has been scheduled to discuss Woodburn issues.

With no additional business or discussion, the meeting was adjourned at 2:27 p.m.



Darren Vogt, Secretary