

**ALLEN COUNTY COUNCIL  
MEETING MINUTES  
JUNE 17, 2010  
8:30 AM**

The Allen County Council met on Thursday, June 17, 2010 at 8:30 a.m. in the County Council/Commissioners Courtroom. The purpose of the meeting was for additional appropriations, transfer of funds in excess of the current budget, grants and any other business to come before Council.

Attending: Paula S. Hughes, President; Darren Vogt, Vice President; Roy A. Buskirk; Maye Johnson; Paul G. Moss and Larry Brown.

Also Attending: Lisa Blosser, Auditor; Tera Klutz, Chief Deputy Auditor, Jackie Scheuman, Budget and Finance Director; Nelson Peters, Commissioner and Becky Butler, Administrative Assistant.

The meeting was called to order by President Paula Hughes with the Pledge of Allegiance and a moment of silence.

**Paula Hughes:** I also want to say, and I should have said this before, that we have several people in leadership positions in the County who have either suffered the loss of a close loved one or are suffering themselves and we want to keep them close to our hearts and in our prayers. It is a difficult time for them. First off, we have the Consent Agenda. I ask if there is anything that needs to be removed from the Consent Agenda for full discussion. If not, I look for a motion to approve.

**Maye Johnson:** So moved.

**Darren Vogt:** Second.

**Paula Hughes:** We have a motion and a second. Is there any further discussion?

**Roy Buskirk:** Yes, I would like to have it mentioned what is on the Consent Agenda so that it is in the record.

**Paula Hughes:** Okay, the Consent Agenda includes the approval of the minutes from May 20, 2010, a financial report, there was a grant but that has been withdrawn and there are appropriations in the CASA Fund 224 and a salary ordinance for the Health Department. For anybody that is interested, the full Council agenda and Council book, everything that the Council sees, is now available online. If you go to the County's website and on the County

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Council section, you will see the agenda and all of the materials that the Council receives. Is there any further questions or discussion? **All those in favor please signify by saying aye. All those opposed same sign. The motion carries 5-0-2 (Armstrong and Moss).** We will move along to some early discussion. We have Clarence Reichhart with us and if you could come up and chat a little bit about what is going on in Woodburn.

**Clarence Reichhart:** I will be giving a report of the things that have been happening in Woodburn over the last several years. Currently, I would like to ask the Council to give us some funds out of CEDIT or the Rainy Day Fund so that we can build a street and will explain that later. I will give a report of the funds that we have done for a number of years. In 1994, we had a sewer bond that we issued for \$375,000 which matures in 2014. In 2002, we had a bond issued for sewer to the Havenwood property owners and that was \$310,000 and matures in 2020. In 2003, we had a water bond issued to build a new water plant out there at Woodlan for \$1.375 million and that matures in 2023. In 2005, we took a ten-year loan with National City Bank for \$200,000. We bought 55 acres in the industrial park and I will explain a little more on that. I will give some details on these different projects. In 1994, the eight inch discharge line from the sewage plant was done. At that time, the stone quarry closed on fourteen and there was not enough water in the Edgerton-Carlson ditch and the State made us go to the river with that water flow. In 2002, we took that \$310,000 bond to run a sewer line from Woodlan High School to the Havenwood Addition. We had to buy the line from Woodburn to Woodlan High School which East Allen Schools owned at that time. The City received some funds out of it but East Allen received most of it. In 2003 on the \$1.375 million, we bought a little over an acre of land for the tower and plant. We got an easement to take over two wells that was there to serve the plant. We paid them for the wells and hooked up the school to the water plant and fire protection. Previously, the State wanted them, when they remodeled the school to build a big cistern and we were in the process of looking to build that tower. They delayed it and we were able to install fire protection to the school as well as put some hydrants in that area. Then we ran the lines to Havenwood because their water situation was so bad. On any of these projects, we never received any assistance from the County. I contacted the County, I was Mayor at the time, on the water project and Commissioner Rousseau said that they had committed most of the CEDIT funds for the BF Goodrich plant. We were glad that the plant stayed in the Woodburn area even though it does not serve Woodburn or Maumee but is serving Milan Township. At the time that the water plant was built, we had \$100,000 from our CEDIT fund plus \$340,000 for a year to pay the bond fees. In 2005, there was a ten-year loan from National City Bank for \$200,000 for the industrial park which we had an option on for a number of years. Mrs. Rekeweg was 90 years of age and our option was at \$3,500 a year per acre for

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the land. We felt it was a good deal to buy the land at that price. We bought the land and paid \$28,000 per year plus interest and that was out of the CEDIT funds. All of the land is farmable and we had a three-year farming agreement with the farmer and we are on the second three-year lease. We receive \$9,625 rental from this land. In the 2010 project where we are installing a 24-inch storm sewer line, 2,370 feet, along the Woodburn Road from the Homestead Addition east of the city, west to Elm Street because it was collapsing. It has been in there since the WPA days. The cost to get this project done was \$210,000. We are paying it with CEDIT funds again. We are forming a storm water account to pay the loan to CEDIT. We committed \$50,000 of the CEDIT funds to the project. The next thing is that we are borrowing \$3 million from the State Revolving Fund to replace a lot of the old lines that have been serving storm and waste water since the plant was built in 1964. We have contracted for the first part of June to put that in plus two generators, one at the Havenwood lift station and one at the Woodlan High School lift station. We will start construction about August first. It will increase our sewer rates about seventy percent. We had Commissioner Bloom and County Highway Director Bill Hartman tour Council meeting about six weeks ago telling us that the highway and road resurfacing in East Allen. We have Hickory Street from Lynnwood to Woodburn Road that we would like to build. We will have sewer work, when we get the bids, and we will have the water and storm water lines installed in this season. We have a lease agreement signed with the owner of the land the length of the street east of the Subway for about a thousand feet. We have several builders that want to build in this area if we can help them on the street project. I am asking the County if there is any way they can give us some funds. When Linda (Bloom) was at the meeting, she thought that the County could possibly give us some money. Our engineer, I have a copy that I can give to you, has given us estimates of about \$240,000 to build that street. There is nothing there now, it is just bare land. We would like to build this street because Main Street and (inaudible) Road are the only exits off 101 there to go north. We spent \$12,500 in engineering fees to A and Z Engineering to get Stimulus money to resurface Woodburn Road and (inaudible) Road. The State approved the funds and we will do the work this fall by A and B Paving who is doing the new 24 east and north of the city. We asked to delay the paving until fall because of all of the stone trucks hauling stone on the Woodburn Road. On the US 24 project, we had to pay the State \$21,082 to lower the sewer lines on Gustin Road and Woodburn Road and then we had to pay \$13,120 in February to change the water line along Woodburn Road. Both of them were in good shape but we still had to pay the fee even though we had no control over it. Last year, we had to install new water lines along Main Street because there were so many breaks in it and that was about a \$200,000 project. We currently have \$15,140 in the Local Road and Street Fund and \$8,500 in our MVH Fund. They continue to lower that with these new tax

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caps. Our street funds are just real negligible. We would like to build Hickory Street and if the County could see to give us any funds, we would certainly appreciate some assistance on that. On all of these projects that I have listed, the County has never had any funds to give us. We have tried to help out those people in Havenwood because their sewer system was shot and the city was going to make them pump their lines. I was the Mayor at that time and I pushed to relieve the people at that time. Those are the comments of my report. If you want this print from Schnelker Engineering, I will share it with you.

**Paula Hughes:** Thank you and Clarence, I should have explained more thoroughly when you started that you are our appointment to the Woodburn Economic Development Commission. It is clear that you are dedicated to the community of Woodburn and all that you are doing. I think we should have you more frequently because you had a lot built up that you have done over the years. Typically, how it works is that the Council appropriates lump sums of money and the Commissioners and the Highway Department, in the types of projects that you are talking about, determine the prioritization. We have not typically appropriated an exact amount for a specific project like that and I think you are on the right track when you started with Linda Bloom. Do the Commissioners have a copy of that report?

**Clarence Reichhart:** I will get one typed up. The girl had to go to Indianapolis yesterday on the State Revolving Fund. Do you want me to mail it to you or the Council or to who?

**Paula Hughes:** You can send it to my attention at 1 East Main Street Room 102.

**Clarence Reichhart:** I appreciate the opportunity to give you some information on what we have done in the city.

**Paula Hughes:** Do we have any questions? Councilman Buskirk?

**Roy Buskirk:** Clarence, on the Hickory Street project, you said that by extending it a thousand feet, there are a couple of properties that will be developed then? Is that for residential or commercial?

**Clarence Reichhart:** For residential and an apartment complex, like a senior apartment complex.

**Roy Buskirk:** Okay, typically in my experience in development and I know that you have been involved in that because Clarence and I worked together back in the 1970's, the developer participates in the cost of streets.

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**Clarence Reichhart:** They wanted us to give assistance and we really don't have any funds. We can't give them any CREDIT funds because we have spent it on all of these other projects.

**Roy Buskirk:** But the developer is the one that benefits from this. Have you talked to them as far as...

**Clarence Reichhart:** We haven't been able to convince them because they are trying to cut down on the cost to make the structures more feasible for the senior citizen apartments etc. If we had some CREDIT funds or something, we would gladly assist them. Like I said earlier, we spent money for 375 feet when the Dollar General and the Subway restaurant built. The street is started into the addition and it is just a matter of extending it over to give us some relief for traffic. If we have a train blocking or a tie-up on 101, this would be another outlet for the city to come around as well as not go downtown. We have applied to the State, at different times, to get a red light put up and they said that there wasn't enough traffic. When Goodrich lets out, there is a big line trying to go south on 101 or to Woodburn Road on the east of town.

**Roy Buskirk:** Okay, I just wanted to mention the possibility that the developers might put in some.

**Larry Brown:** Would that developer participate?

**Clarence Reichhart:** I am sure that they would if we had some commitment if we can get some assistance to encourage it to be done. Currently, we do not have any land set to build houses or anything. We had one east of town, along 101, but that failed and currently we have no lots to sell for building new homes or anything.

**Paula Hughes:** Councilman Vogt?

**Darren Vogt:** I have one quick question. You said lease agreement for land. Were you putting utilities in leased land or buying it?

**Clarence Reichhart:** We have a lease to run the twelve inch water line and we want to make a loop so that if we have a break over here, we can serve back over there. When the Dollar General and the Subway were put in, we put in storm water and brought it over to Lynnwood.

**Roy Buskirk:** I think the confusion is leased and easement. He is using them interchangeably.

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**Darren Vogt:** Okay.

**Clarence Reichhart:** We have the right-of-way to put the street in and then all of the sewers and lines will be in for any developer that wants to have a line. That part will be available as soon as we get this sewer project done.

**Darren Vogt:** Thank you.

**Paula Hughes:** Are there any other questions? Thank you for your service, we appreciate it. Next on the agenda, we have an update from our appointee to the Fort Wayne Economic Development Commission, Lanni Connelly, but I do not see her out there. Okay, we will move on. Councilman Buskirk, you have a discussion on Faith Based Mentoring Ministry.

**Roy Buskirk:** Yes, this is an organization that works with people who have served time in jail and they work with them to find them jobs and everything. That is one of the biggest problems with any ex-con person is to find them jobs in the community so that they don't go back to their old trade.

**Paula Hughes:** Good morning, could you please introduce yourselves for the record?

**Tomi Cardin:** My name is Tomi Cardin and I am the Executive Director with Faith Based Mentoring Ministry.

**Nick Lomont:** I am Nick Lomont, the Chairperson of the group.

**Tomi Cardin:** We also have Scott Christianson, a Board member, and Jim Stoppenhagen, a Board member. Faith Based Mentoring exists to mentor felons who are released back to Allen County for their transition process to become valuable members of society. We try to establish a relationship with the inmate while they are still incarcerated. We match mentors with them. We take them through character building workshops while they are incarcerated and ultimately the next phase is to offer them a temporary housing solution if they do not have housing. We continue the mentoring and the rehabilitation. We help them with job training, volunteer work and ultimately we want to provide them with job opportunities. In each of these phases, we are currently conducting these workshops and we have Mike Cunegin, the Superintendent of Chain of Lakes Correctional facility, who allows us to bring men that will be released back to Allen County within the next six to nine months. We bring them from the correctional facility to Stillwater Retreat, which is owned and operated by Jim Stoppenhagen, and we have daylong workshops. Once a week, for a month, these guys go through these workshops. Through this, we get to know them and get to match them

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with mentors. We identify their strengths and the areas where they may have challenges. After they are released, this is the phase that we are getting into, we want to have a transition home available for them to ease the stress of being released and not having any suitable home.

**Nick Lomont:** To give you a little background, several of us have been volunteers at the Allen County Jail and over the years, I have been frustrated. I take around the book cart, do the Bible studies and the drug and alcohol abuse classes and over the ten years that I have been doing this, I can't tell you how many guys have come up to me and said that they are getting out Thursday and I don't have a job and I have no place to go. Several of them, and especially the ones who became Christians, are serious about turning their life around and have been in and out of jail four or five times and are frustrated because they can't find a job and no place to live. I talked to some of the other volunteers and we started this organization in hopes of helping some of them. We have gotten this first grant from the Indiana Youth Institute. We wanted to call it Second Chance but that was already taken when we applied for our 501C3.

**Paula Hughes:** How long have you been in operation?

**Tomi Cardin:** The Board has been meeting for approximately three years. I have been on staff for about a year and a half and we have been operating for about a year and a half. Initially, we started under the Associated Churches umbrella and we received our 501C3 about a year ago.

**Nick Lomont:** Gonzalee Martin, I think most of you know him, is on our board and is a pastor and what we have been saying is that it is so hard for these guys to find jobs. When someone finds out that they are a felon, they won't even take the application. We heard about an outfit in Wisconsin that started a greenhouse project. They got some grants to build greenhouses and they hire ex-offenders to grow and market and all of that. We have been applying for some different grants but we think we almost have to create the jobs because it is almost impossible to go out and find jobs especially in these economic times.

**Tomi Cardin:** We are currently in the process of having an impact study done on the cost. We have run across so many different numbers on what it costs to incarcerate an individual in Indiana for a year. It runs from \$28,000 to \$40,000. The indirect impact could run into \$200,000.

**Paula Hughes:** I think this is one body that is more aware than most.

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**Tomi Cardin:** We want to help these churches and businesses understand if you allow us to help these individuals and have someone to walk alongside them, they won't make those same choices that take them back into the system. To reduce recidivism, we have the workshops with seven individuals at a time. If we can get just five, ultimately we would love all seven of them to succeed, but even if we get just five to succeed and not go back into the system, the economic impact to this community would be immense. It is just getting those numbers, locking them down and generating those statistics.

**Nick Lomont:** There are studies that if you break that chain, for instance at the jail we have had three generations in there at the same time, and turn them around, there will be different expectations. It is a lofty goal but it is worth the commitment.

**Maye Johnson:** What is your relationship with some of the existing local organizations that are tied to neighborhoods? Some of those organizations are applying for or have already acquired community development status and are looking for people who are returning to those neighborhoods to perform work there.

**Tomi Cardin:** We are in the initial phase of letting people and organizations know about us. We have secured our first grants and we do have programming now. We are letting you guys know, we are letting the government agencies know and community organizations know. Any direction that you would have or organizations that I should reach out to, I would absolutely contact them.

**Maye Johnson:** If you leave your information, I will have some suggestions for you.

**Nick Lomont:** We have met with Blue Jacket and anybody that is doing the same type of thing and doing some networking. We are in the process of meeting with several churches. We met with St. Vincent, they have a Sojourners organization and so we are getting the word out.

**Tomi Cardin:** We get great encouragement but support is a little slower in coming. We are committed and dedicated and we will see it through.

**Nick Lomont:** If any of you, as individuals, would like to financially or voluntarily join our organization, we are wide open.

**Roy Buskirk:** I was going to say that when Tomi contacted me about coming before the Council, and I do have the privilege of serving on the Board, this is an organization that is not funded by taxpayer money. They are doing a lot of

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good in the community. I think this is one thing that we really need. When they are released from prison, it is very hard to get them back into society and more than likely they are going to end up back in jail. When I was doing volunteer work at the jail, one week a gentleman said that he was going to be released on Friday and the next week he was back in jail. The reason that he was back is because when he was released, he went out and celebrated a little too much. It is important and cuts down on our cost as far as housing these inmates if we can get them back into society and are not repeat offenders. In case you didn't know, Mike Cunegin used to sit on this Council.

**Paula Hughes:** Thank you for leading with your heart in this. I encourage you to make those contacts. Actually, in the second row back there is Sheila Hudson and she is the head of our Community Corrections department. Thank you for persevering and leading the way. Council, we are going to move the Land Banking Resolution consideration up because we have some guests in the audience. Scott, if you could do some introductions, please.

**Scott Harrold:** I am Scott Harrold from the Department of Planning Services. I am here in a dual role. As you know, I work for you and the Commissioners in Economic Development and I also serve as the primary staff on the Redevelopment Commission. That is primarily my purpose here today. With me is John Sampson from the Northeast Regional Partnership, Andy Udris from the Alliance and Rich Beck who is the President of the County Redevelopment Commission. Let me start with some background. I know that all of you have been involved with this but this is for others who have not. The idea of land banking is not new to Economic Development or to Allen County. This is something that has been recommended by studies or consultants for at least thirty years. This has come forth from time to time but hopefully it has finally come to a point where we buy into it. There is a background document that you have been provided, at some point in time, called Product Development Site Ownership and Control. I am not going to go over all of this because if you have read it, you have a good background on how we got to where we are today. The current push came as a result of the Shovel Ready site initiatives. Back in February of 2007, almost three years ago, we really started the push on that. When we did our first Shovel Ready site, it was a State of Indiana program and was the Silverado site. At that time, the State did not require and I don't think that they still do ownership of land. Most Shovel Ready site programs have some requirement of ownership. The Northeast Indiana Partnership has their own certification program that they have started. One of their requirements is ownership of land. That is why I have John up here, first to explain why they feel ownership is important.

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**John Sampson:** I want to thank Allen County for taking a leadership role in this and for your involvement early on. We worked with Allen County and the Alliance and then decided to go regional with it. The reason is, frankly, those who are making decisions about where to locate projects in the future are discouraged by lengthy negotiations with private land owners. It is not that they won't, given certain projects and different timing constraints they will do that on occasion. More often than not, the site selectors and consultants that we have worked with told us that this is a factor that we must confront. All of the Counties in the region have agreed that ownership must be addressed and that direct ownership by a public entity or the economic development organization or optioning of the property was a must in terms of developing. I know, in our hearts, that we want to market the region and sell what we are doing together but if we are not willing to be competitive on this matter that is the differencing factor. Really putting forward the right message that we understand how to manage risk on behalf of clients. There are specific examples to follow. Some inside the region, we know of some private negotiations for property outside of Allen County and has been going on for weeks. Many of the site consultants that we work with will not engage in those types of discussion without knowing that the property is under control and a certain amount of certainty when entering into those negotiations. We are also aware that there are other regional industrial parks that other communities have committed themselves to and while they are never short-termed in nature, those that commit to meeting the standards get paybacks for that. I have a gentleman that I have worked with repeatedly out of Bowling Green, Kentucky and they are actually paying for the industrial property because of the constant activity on an annual basis. We are encouraging the communities, in the region, to step up and take ownership or option a property to set aside land for development purposes which would be under control of the EDC or the public agency.

**Scott Harrold:** One thing that I would like to add is that when I brought this to the Commissioners last Friday, Commissioner Brown had a good question. He asked for some examples of where communities have used this sort of thing and been successful. I pulled something out of somewhere in my brain and I looked up some information this morning. A real good example is just south of here, in Grant County, where they have had some success with land banking. Back in 2005, they bought 280 some acres that they used to lure the Walmart Distribution Center. That was a \$50 million project that created 800 jobs. They also, right on the heels of that, sold another 188 acres to Dollar General for a dollar. That shows how competitive they were being. They paid \$2 million for the land and sold it for a dollar. That helped incentivized a 1.1 million square foot distribution center and had a payroll of \$10 million a year. Those are just two examples of a nearby community that is being very competitive. They have bought into this in a big way. They certainly have

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fewer resources than we do. Thank you, John. Do you have any questions for John? Do you have some brochures that you want to hand out?

**John Sampson:** This is the certified regional site program, if you would like one.

**Scott Harrold:** This is again, the program that the partnership has to certify land in Allen County. The ones that they certify are the ones that they actively promote on their website. I will ask Any Udris to join me. Basically, now that the background is out of the way, what we are asking for today and the purpose of today's agenda item is to seek approval of the Allen County Land Bank program. You have received a detailed product description or program description as well as a draft RFP and a point system. This is how you plan on running a land bank program. I couldn't help but think when the Faith Based Ministry people were up here saying that they were looking on getting past having something on paper and that is exactly where we are. We have a lot of ideas on paper and it is now time to implement it. Just as a side, I would like to focus on the program itself today. I know there are issues of funding and those were intentionally left out because I think those are issues unto themselves. Once the program as it is, is approved, we can start the RDP process as far as seeking offers from landowners while you are working with the Commissioners on the amount of funding and where that funding is coming from. I know that is not something that was spelled out specifically but we recognize, and I told the Commissioners last Friday, there is going to have to be consensus among the two bodies as to where the funding comes from and the amount of the funding. Certainly, that is not something that we are asking for today but is something that we would like to have resolved soon because we would like to get this moving. We already, even from the meetings that we have had, started fielding calls from landowners who are requesting more information on this and how they would participate. The initial goal of this program would be to secure at least 250 acres for large industrial prospects. Again, this is not to compete with park developers. We are not making an industrial park. We are looking for a piece of land that would be suitable for a Walmart Distribution Center, a Dollar General or a large assembly plant or whatever. The small end of the market is already covered. It is the large piece that you have to assemble from multiple landowners and is the important part here. The reason that I say 250 acres is because that is about what you need for a large distribution center or a large plant. Ideally, I would like to have a couple of properties so that we don't have all of our eggs in one basket. Four hundred acres would be great. Some would say that a thousand would be great and I am sure that Andy would like to speak to that. The General Motors of the world require a thousand acres. Last Friday, I sent you the article that was in Site Selection magazine by a guy that formerly worked for the partnership. It talked about

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communities that have several thousand acre parcels and five out of the eight had sold their land. I am not saying that we need a thousand acres. Two hundred and fifty to four hundred acres would probably be suitable for 99% of the projects. I would be happy with anything, at this point.

**Darren Vogt:** I am sorry to interrupt but of those five, do you know how long the time was for the thousand acres?

**Scott Harrold:** No I don't.

**Darren Vogt:** It would be interesting to know what the whole time was on that investment.

**Scott Harrold:** Let me go through some of the, well, Andy do you want to speak to the importance of this or the size of acreage?

**Andy Udris:** I think it is very clear and it was interesting when I took the job at the Alliance. I went through the original proposal of why they created the Alliance and Mike Mullis who is probably the most renowned site selector consulted Fort Wayne and gave his three recommendations. The very first one was acquire land necessary enough to accommodate a large manufacturing operation. We don't have that today.

**Paula Hughes:** How long ago was that recommendation?

**Andy Udris:** That was ten years ago. Fortunately there is plenty of land for sale. We all see the signs and think that there is plenty of land here but they don't have water or sewer. They don't have the proper zoning, storm water drainage or other issues that the developer or business going to need. There are too many problems with this property. Business people, at this time and in this economy, don't want to take a risk. They want to go out and make that investment that is necessary for a company to say yes, this is perfect and let's go. We are working in partnership and this is a great program that the County has put together. I really have to compliment Mark (Royse) and Scott (Harrold) for coming up with this process. You have come a long way in the six or seven months that we have really been focusing on this. To fulfill this final purpose of the Alliance is really in our goal. We have to have this kind of site in order for us to stay competitive. With all of the kinds of issues that we have with our competitiveness and where we stand in this community, we need to have this site and say that we are open for business and come and look at this property. Today, I don't have enough properties to sell because there is something wrong with these parcels. This would put it in the County and the Alliance's control and we can fix whatever issue there might be with the property. We are asking to please move now while interest rates are low

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and while people are looking for jobs. Now is the opportunity for us to move forward and get it out in the open and say that we are open for business.

**Scott Harrold:** Let me give you some of the details of how the program was put together. Basically, the purchase of land would be accomplished through a reverse option. Basically, we issue an RFP saying come one come all. If you want to sell your land, you think it is suitable and it meets certain criteria that is laid out in the RFP, provide us with the information of where it is located and how much you're asking per acre. Basically, having landowners compete with each other to get the best price for the community. That way, we know that we are not overpaying and we can leverage the product against each other. I won't say that we don't have sites that we are interested in already. The Alliance has an industrial site subcommittee that has been meeting monthly for quite a while. As far as that process, we have gone through and identified sites that are actively listed and are attractive. We know a lot about these sites. Part of the process is that we will go out and solicit offers from these landowners but we are not necessarily going to pay what they are asking. We ask them what is the best price. If they are competitive, we would love to get some of these properties. I am not going to name them today because of obvious reasons. If someone else comes up with something that is just as attractive or more attractive and at a better price, great for us and great for them. That is what the free market is about we will try to bring a little of that into the government procurement process.

**Paula Hughes:** I want to stop there, a little bit. I have heard you say that before and I have to say that we are not naming a list of properties because, in my mind, there is not a set list. I believe that there are lots of potential prospects in this County. As Andy indicated, there are properties that might have on shortfall or another and it depends on the expense of addressing any issues that might make that a less than desirable property. There are several properties that could be the right property for this and this is the right way to go through the process. There is not one set area that we are really leaning towards.

**Roy Buskirk:** That kind of goes into the question of who is going to receive these RFP's so that you have all potential properties? There are some properties where the price per acre would be considerably lower because of the cost of extending utilities or roads or something of that type. That needs to be put in the formula for which is the best buy.

**Paula Hughes:** It is. That is part of the bid package that was included in our materials.

**Roy Buskirk:** I realize that but who are you going to send these RFP's out to?

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**Scott Harrold:** There will be a public notice in the newspapers and the article that Amanda is probably going to write today. When she has written in the past, it has brought people out of the woodwork. We also contact commercial brokers.

**Paula Hughes:** Andy and I made a presentation to the principal officers of the main commercial real estate firms in April. We are working with the brokers and advertising it publicly. It has been talked about, in these meetings, for months. If somebody hasn't picked up on it, then they are not seriously interested in selling.

**Roy Buskirk:** The other thing, I just so happen to know of one property and has an absentee owner that lives in Texas. The only way that somebody finds out about it is to go to the property cards and look up the address.

**Darren Vogt:** If we know that there are parcels of the size and we do a little research on our own, we can give them some information in case they are interested in selling their property.

**Scott Harrold:** We have already done that in part of the site selection. The subcommittee has identified properties that are in areas that we have targeted for development of one sort or another. We have looked at the availability of utilities and all of the things that industry is looking for. The site selection committee includes Councilwoman Hughes, Commissioner Peters and someone from the Partnership. Mark Royse and I attend those meetings. Jill from AEP and a lot of people are involved with this and know what industries are looking for. One thing we will be doing is seeking the advice of this committee and the members as to when we get offers and getting their insight on them. The program would be managed by the Allen County Redevelopment Commission. The Redevelopment Commission is appointed by three members by the Commissioners and two by County Council. They understand that their goal is to work with the Commissioners and the Council and they are not an organization that is out working on their own agenda or anything. As part of the process over the last three years, one of the things that we did was to look at what is the best organization to utilize and further this program. Both legally and administratively, the Redevelopment Commission made the most sense. They would have the authority under State law. They would have the most flexibility under State law. It does not require establishing some new non-profit organization and it keeps control of your resources in a body that is accountable to you as well as the Commissioners. That is pretty much why we chose the Redevelopment Commission to administer the program. As I said, I am the primary staff member on the Commission and I hope, after working with you all of these

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years, you have some faith in my abilities. I know that I am not going to do something that you would object to. I like my job and I like my pay. From the beginning, I said that I didn't want to talk about funding but I will say that any funding that would be provided would be put in the Redevelopment Commission's Capital fund. That fund was set up by an ordinance set up by the Commissioners with the explicit purpose of Shovel Ready sites and now with development land banking. There are also guidelines adopted by the Redevelopment Commission specifying the exact uses that this fund can be used for and is very specific about doing the kinds of things you need to do for certification of land; soil borings, environmental studies and that sort of thing as well as optioning or outright purchasing of land. Of course, you have the final say as far as appropriating funds. That is your ultimate card that you can hold back, I guess. I trust that we will continue to hold your confidence in the Commission and our work. With that, I will open it up to questions.

**Paula Hughes:** Councilman Moss?

**Paul Moss:** There are two different kinds of discussions here, well, actually three. There is the philosophical discussion and philosophically, do we agree and I would assume that everyone on Council thinks that this is a worthy endeavor. I certainly do and we have talked about it in the past. We have talked about it even more recently for a couple of reasons. One is the co-location discussion brought this to the forefront a little bit. Then the fact that we are in the position that we haven't been in for quite some time in terms of our financial position for the County and that is the philosophical component to it. We are all in agreement there and will set that aside. It's frustrating for me because we have been talking about this for so long. The operational component, which I see addressed pretty significantly in this joint resolution, I am perfectly comfortable with it. Everything that you have said, I tend to agree with in terms of the committee makeup and I have complete confidence in that. I want to see this move forward. Obviously, the financing piece is where I have a little bit of fear. I suspect that the Economic Development folks have a little bit of fear of that as well. You made the comment about appropriations and that we can bog things down, you didn't use that term but that is the way that I look at it. I would hope that we don't bog things down. We've got an opportunity here and the stars are aligned, so to speak, and I really hope that we can move this forward. I also hope and will certainly commit, I would like to see a little bit of a timeframe from you in terms of when you believe we need to make some financial commitments so that there is a little bit of public pressure on the Commissioners and this Council to work together and not have a turf battle about what pot the money is coming out of. Essentially, at the end of the day, it's coming out of the same pot and it's not a pot but a pocket, the taxpayers' pocket. I would be very interested in your comments about what is the next step and where do you see us going.

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**Paula Hughes:** If I could address that. I thought I mentioned this last month and I was sitting here trying to remember. What we had talked about was going through and giving the approvals from the three bodies with the agreement on the resolution in June and by the end of June sending out the RFP. That would be due back by the end of July. Doing the evaluations of the proposals that are submitted in August and making a commitment for funding in September. That is lightening fast, in the terms of government.

**Paul Moss:** Absolutely.

**Paula Hughes:** You're right, we have been talking about this for years and years and it is time to take action on it.

**Darren Vogt:** One of the key things is we are going to have to have a meeting after this one to discuss long term planning and where we think that funding should come from. Even though we are talking about making a decision in September, we need to start the conversations as to where we are going to pull the money from now so that when it comes to September, we aren't wondering where we are going to get the funding.

**Paula Hughes:** We started that two months ago when we had a joint meeting with the Commissioners and talked about different funding streams that were available and what priorities and projects were. That was a deliberate conversation to get preliminary agreement by the Commissioners and Councils, as bodies, that we would dedicate resources to this even if not an exact amount. At the time there was consensus, if not a formal vote, that all members of the bodies agreed that this was important enough of a project to continue putting effort into it. I don't see today as the start. Three years ago we started talking about it and two or three months ago we talked about specific funding streams and how much was available in each funding stream. I know that there have been conversations, particularly amongst the Commissioners and there will be some discussion between the Council and Commissioners about whether it is appropriate to use pockets of funding that are dedicated to economic development or the Rainy Day Fund which is more ambiguous in its terms of use. I think we have to get through that and we will.

**Scott Harrold:** If I can just add to that, as far as the funding source, personally I don't care where the money comes from. There have been a number of people who stated their comfort level with a certain dollar amount and I am not going to say that amount right now. The number that was bandied about is certainly something that is very doable. I would not that Councilmen Moss and Vogt really put this program into process as far as

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forcing us to get the program out in a detailed format. They said they were behind this conceptually but let's see it on paper and see what this is going to look like. I want to thank them for pushing us to put a lot more detail into it as far as taking our thoughts and putting them on paper. As far as when I would like to have funding, I would love nothing more than to come in Monday, I am taking tomorrow off, and start writing a legal ad for the RFP and to have that published within ten days and get ready to start the RFP process. That will, so to speak, put the Council and Commissioners feet to the fire because once we receive them, the RFP's are only good for sixty days. If the sixty days expires and we don't have funding in place to buy them, we would have to start the process over. I don't think anyone wants to do that because I think we are going to get some good offers with the way that the economy is.

**Andy Udris:** If I could add something, right now the economy is becoming very active in terms of companies looking to do projects. In the first half of this year, it was absolutely dead. I think everyone was concerned about health care and what was going on in Europe. Those issues are now behind us and this month we have closed five deals. It was one of the best months in two years and we really think that the numbers of businesses that are now starting to look again are saying that the recession is finally coming out of its grips and we are moving forward and let's make a commitment. We need to move now because it is going to take us a lot of time to get those private sector owners and get that land under control and get it marketable. Please keep that in consideration because we still have a lot of work to do once we get that program in place.

**Scott Harrold:** One final thing that I would like to say is, and this isn't just to buy your vote, I think you should be commended because we just came out of the worst recession since the Great Depression and you guys actually have money available to do something like this. That shows a lot for your hard work and budgeting process and keeping a close eye on things. I appreciate that because I hope to take advantage of that.

**Paula Hughes:** The intent of this Land Banking program is that it is not just a one-hit. This is something that will be a credit to the citizens of Allen County for years to come. Not only in terms of providing employment but also in an increase in the tax base when we convert property from agricultural or unused ground to something with a multi-million dollar company sitting on it, that makes a big difference in the tax rolls. That is even more crucial in the way that our tax base is being evaluated now and the way that the property taxes are funded.

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**Andy Udris:** I would like to add that there was the example of the project that was given away for a dollar. We obviously want to steer away from that project. We would like to sell this property to a willing buyer simply because the property is ready to go. We would like to take those dollars that the company pays for the land and put it right back in the Land Bank and revolve it. We recognize that if we give it away, then we don't have the resources to do it again. Please trust that we are trying to pursue and make this a long-term program.

**Scott Harrold:** That is something that you need to separate. If you get to a point where there is a great project and they want free land, you have to think of that from the incentive side of things. It would be part of a package deal.

**Paula Hughes:** I think if Harley Davidson came back to Fort Wayne and wanted to open another plant here, I think we just might consider that again.

**Scott Harrold:** Any plan to buy, we will put in a TIF District so that when it does develop, we would be able to recapture and pay ourselves some of that money back if we sell it at a discount or make infrastructure improvements. We will be smart about trying to make sure that we will be able to have money to go onto the next project and potentially pay back some of the initial capital funding.

**Paula Hughes:** Are there any other questions?

**Roy Buskirk:** Yes, I have a couple of questions. You just mentioned it there, Scott, one thing is the TIF Districts and they have a different impact on everybody because of the changes with the tax caps. Before the County or this group can purchase this property, it still has to be appraised by two appraisers? I mean any property that the County purchases have to be appraised.

**Scott Harrold:** That is one nice thing about the Redevelopment Commission, they have flexibility. We do have to get appraisals but the Commission can agree to pay more than the appraisal if they think it is in the best interest of the community. Also, the other flexibility that the Redevelopment Commission has is that when they are selling property, they still have to get appraisals but they can sell it for less than the appraisal if it is in the best economic interest of the community. It is not just price and they can specify the development potential, who is buying it, how many jobs are they going to create and how much they are investing. That is one thing that is great about using the Redevelopment Commission is that we are not limited by the appraisal process.

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**Andy Udris:** Mr. Buskirk, I think the reality is the reverse auction process that the staff has created should really drive the prices down. Our initial theory is that it shouldn't have an issue with appraisals because the hope is that there is a competitive bidding process that drives the price below market value. Fortunately today appraisers are getting very conservative. I just recently had that issue with a home and there was a \$70,000 swing between the two appraisers. I couldn't understand how there could be a \$70,000 swing. I think that as long as we have one good appraisal which justifies the value of the property, we will not overpay for the property.

**Roy Buskirk:** As a past auctioneer, I am quite familiar with the reverse auction. That is the way that they do it in Australia all of the time. As they start high and come down with their chant, there is only one bid on every item. It really puts the stress on the potential buyer of where they are going to bid. I think that is a very good idea. I support that 100%. The only problem that I am having, a little bit, is losing control of the funding into this and I guess the expenditure of the funding is by a Board that has no elected officials on it.

**Paula Hughes:** The five-member Board is three members appointed by the Commissioners, two appointed by the Council and I am one of the two members appointed by the Council. Even though I am not elected to that Board, I am an elected official. There is a very tight rein on this. I think this is as tight a rein as we could hope for without it being actually the Commissioners or Council. The Council doesn't have the authority to purchase property. The Commissioners and Redevelopment do.

**Roy Buskirk:** Which I understand.

**Paula Hughes:** I think using the Redevelopment Commission is actually a very good move for the County because it takes some of the political heat off of the in times past conflict, I will say, between the County Council and the Commissioners. We have to remember that what we are doing today is for the future of Allen County and is not just for this land purchase or not just for this project. This is something that we are putting in place because we want the big picture of what we think is best for the future of the community. Having a joint resolution between these three bodies and one of the most neutral of the three bodies being the entity that actually makes the property purchase, I think is the best possible outcome. Councilman Vogt?

**Darren Vogt:** I want to focus a little bit on the resolution. I think we all are in agreement but there are a couple of minor adjustments that need to be made to the resolution that we have in front of us. On the first page of the

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resolution, the last Be It Further Resolved, the dollar amount in the resolution has been stricken. Is that correct?

**Scott Harrold:** Yes.

**Paula Hughes:** Do you have current copies for us? The copy we have is not clean.

**Lisa Blosser:** Yes, we have the most current one.

**Darren Vogt:** The following page, the last Be It Further Resolved, I will call it an omission by reading it “the funding should be provided by the Board of Commissioners from funding resources to be determined and under terms and conditions mutually acceptable by” and then it lists the Board of Commissioners of Allen County, the County Redevelopment Commission and I would like it inserted in there the Allen County Council as well. I think that we have got that agreement that it makes the most sense if we are talking about the funding piece. This has been a joint collaborative effort and we need to move forward and make sure that everyone is still at the table when we are talking about the funding pieces of it. I will make a motion that we pass the joint resolution approving the Allen County Land Banking program with those amendments.

**Maye Johnson:** Second.

**Paula Hughes:** We have a motion and a second. Is there any further discussion?

**Scott Harrold:** Can I add something to that? Just so that you are aware, the wording that I got on the amended resolution is slightly different than what Darren just mentioned. I will read the key to see if it is acceptable and that way we will have the piece that is signature ready. One thing I would say and this is a discussion that I had with Darren, is that by amending it we would have to take it back to the Redevelopment Commission and the Board of Commissioners. I don't think that should delay us in the RFP process. That is something that I will have to bring up with our attorney. If it is, then it will be another month before we can get started because the Redevelopment Commission doesn't meet again until July. I understand Darren's concerns here. It was an omission to not mention the Allen County Council but in hindsight, I don't think it was necessary because under State law you have the power of appropriation. I told the Commissioners last Friday, the reason that we left funding out of this was because the parties involved, the Commissioners and the County Council, need to sit down and decide where they want this money to come from and how much. The intent of this paragraph was simply that any actual transaction of providing money will

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come from control by the Commissioners and will likely be some kind of loan agreement like was done in the past when Commissioners have given us money for the road project for Vera Bradley or a project of that sort. In those cases, that came out of money that was already appropriated or out of the Highway Department's budget. That is not to say that you guys are not involved. I trust that you realize that we kept you involved in this whole process because we think you should be a partner in this. I hope that omission wasn't taken the wrong way.

**Darren Vogt:** From my perspective, as one who brought it up, that was not the case.

**Scott Harrold:** Let me read what I have here. Be it further resolved that said funding will be provided to the Allen County Redevelopment Commission by the Board of Commissioners with the approval of the Allen County Council from funding sources to be determined and under terms and conditions mutually acceptable to all parties. If that is what you want to go with, I will do that.

**Darren Vogt:** I withdraw my motion.

**Maye Johnson:** I withdraw my second.

**Darren Vogt:** I will make a motion that we approve the resolution with the omission of the \$1 million and with the last Be It Resolved that was read by Scott Harrold.

**Maye Johnson:** Second.

**Paula Hughes:** We have a motion and a second. Is there any further discussion?

**Paul Moss:** The question that I have is that we are still amending this, is this still going to have to go back to the others?

**Scott Harrold:** I don't know. It depends on what our attorney has to say as far as whether we can start the RFP process before the other bodies can approve it.

**Roy Buskirk:** For what it is worth, I think you would still be able to send out the RFP. Everybody verbally has agreed to it and it is just a matter of getting the paperwork signed.

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**Paula Hughes:** We will wait and see. **We have a motion and a second. Is there any further discussion?**

**Larry Brown:** Whoa, I have to follow proper protocol. I withdraw my second.

**Paula Hughes:** I thought Maye was the second.

**Larry Brown:** Oh, I'm sorry.

**Maye Johnson:** And I withdrew it.

**Larry Brown:** I apologize.

**Paula Hughes:** Do we have the appropriate person marked down as being the second on that? Okay. **Is there any other discussion? All those in favor please signify by saying aye. All those opposed same sign. The motion carries 6-0-1 (Armstrong). Thank you.** Okay, we are up to items six and seven, Councilman Brown and Treasurer Sue Orth.

**Larry Brown:** At the last Council meeting, I briefly made you aware that Sue was going to be coming before Council this month. This is all in relationship to the pink sheets that we are all familiar with, especially Becky.

**Sue Orth:** I am Sue Orth, Allen County Treasurer. I am here to ask for \$19,330 to cover a State mandate that we did not know about last August. This mandate was for the Treasurer to mail out the Homestead Verification Form with the tax bills that have Homestead Credit. We needed programming to pick up that flag and get those in there. The forms had to be pink which is a lot more expensive than white paper.

**Paula Hughes:** Thank you State Legislature.

**Sue Orth:** They also changed the TS1 which is the comparison statement from a three-year comparison to a two-year comparison. That also took programming and that is what this money is for. The programming, the paper and the stuffing and there was also a charge from the lockbox when the people were supposed to mail the pink form to the Auditor and instead they mailed it back with their tax bill. They did it to save money but then they had to lay those aside to get them to us.

**Paula Hughes:** Lovely. Council, are there any questions?

**Darren Vogt:** Move for approval of items six and seven in the amount of \$7,583 and \$11,747.

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**Larry Brown:** Second.

**Paula Hughes:** We have a motion and a second. All those in favor please signify by saying aye. All those opposed same sign. The motion carries 6-0-1(Armstrong). We have an appropriation reduction in County Council Contractual. Do we have anybody in front of us to speak to that?

**Tera Klutz:** Yes, it is a combination of numbers eight and nine. We were directed by Council last time to move the \$3 million for co-location into the Commissioner line so that you would not have to sign off on every item.

**Paula Hughes:** Council, I look for a motion for items eight and nine.

**Larry Brown:** Motion to approve items eight and nine.

**Roy Buskirk:** Second.

**Paula Hughes:** We have a motion and a second. All those in favor please signify by saying aye. All those opposed same sign. The motion carries 6-0-1(Armstrong). Moving right along, Appropriations in Other Funds, Adult Probation Contractual.

**Tim Miller:** Good morning, Tim Miller, Allen Circuit Court Administrator. I am requesting the dollars to be appropriated from our Adult Probation User Fee Fund for a program that was started after the budget time last year. It was a reevaluation of our sentencing program. We used the Alcohol Abuse Deterrent Program and we found that there were many defendants that had several issues and not just the alcohol. We worked with Community Corrections to come up with a screening process so that we could screen individuals that might have multiple problems and get them the appropriate supervision.

**Paula Hughes:** Council, are there any questions?

**Darren Vogt:** Move for approval of item ten, Contractual, in the amount of \$14,600 in Fund 230.

**Maye Johnson:** Second.

**Paula Hughes:** We have a motion and a second. All those in favor please signify by saying aye. All those opposed same sign. The motion carries 6-0-1(Armstrong). Next up we have the Community Corrections annual budget.

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**Sheila Hudson:** Good morning, Council, I am Sheila Hudson and I am the Director of Allen County Community Corrections. With me is Jeff Stevens who is the Controller. I am here to request appropriations into two different funds versus the Community Corrections annual budget which are items eleven through fourteen. If you have any questions on those, I would be happy to answer them.

**Paula Hughes:** Do you want to give us a real quick update on what is going on? There is a lot happening.

**Sheila Hudson:** Yes there is. The first thing I want to say is that this is the twenty-fifth year and I have been involved for all twenty-five years. We started with a \$125,000 grant in 1985 and it is now over \$6 million. The Kelley House is projected to open for in-patient residents. We talked about out-patient and in-patient care and over the last two weeks we have gone through some pretty intensive training and realized that I wasn't really quite doing it right. It needs to be a contained, controlled program. This week, I am meeting with all of the Judges and the Prosecutor of Allen County and is open to anybody who would like to attend early on Tuesday morning to talk about the referral process after they come through Community Corrections and what we need to legally get a referral to the Kelley House for treatment. It will be a yearlong program and has been quite a process. The first amount of money is part of the Federal Stimulus Grant for this purpose. If it hadn't been for the County Maintenance Department, it wouldn't have been put together. It was really quite a job to renovate that building and get everything in order. The Department of Correction is really interested in us looking at the Cook Road facility that they had housed juveniles in. The contract with the private investor is over at the end of June and so we are taking a look at that building as one of the sites that might be a possibility for us. The Transitional Housing dollars of \$775,000 that we have gotten over the last couple of years is still back in our fund. Those are the two really kind of exciting things that are happening.

**Paula Hughes:** Council, do we have any questions on items eleven, twelve, thirteen or fourteen?

**Paul Moss:** Move for approval of items eleven through fourteen.

**Larry Brown:** Second.

**Paula Hughes:** We have a motion and a second. All those in favor please signify by saying aye. All those opposed same sign. The motion carries 6-0-1(Armstrong).

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**Sheila Hudson:** Item fifteen is the second year in a row that we have received money from the Indiana Supreme Court Chief Justice for problem solving courts initiative. We use this primarily for emergency care, medical care and mental health care, transportation and bus passes for people coming out of prison. It is really a basic needs grant. Last year we received \$10,000 and there were more problem solving requests this year but we still received the most in the State of Indiana. I am asking for that to be appropriated.

**Darren Vogt:** Move for approval of item fifteen, \$7,500.

**Roy Buskirk:** Second.

**Paula Hughes:** We have a motion and a second. All those in favor please signify by saying aye. All those opposed same sign. The motion carries 6-0-1(Armstrong).

**Sheila Hudson:** The last request that I have is the transfer from our Extra Deputy Hire. If you remember, a couple of months ago I came before you with this Part-Time Hire fund that used to pay the part-time Allen County Sheriffs. Now I have a contract and we are moving the majority of that money into Contractual line items.

**Roy Buskirk:** Move for approval of items sixteen to seventeen, eighteen and nineteen.

**Darren Vogt:** Second.

**Paula Hughes:** We have a motion and a second. All those in favor please signify by saying aye. All those opposed same sign. The motion carries 6-0-1(Armstrong). Thank you. Next we have an appropriation request in the Alcohol and Drug User Fees Fund. Councilman Vogt?

**Darren Vogt:** This is a grant that is gifted to Allen County. They received a gift from the Drug Court, Guardian Incentive Program. These are for the gifts that they give at graduation. It is donated money that has to be used. The \$2,000 is the same that they have gotten in the past and I told them that I would take care of it.

**Paula Hughes:** Council, are there any further questions?

**Paul Moss:** Move for approval of items twenty and twenty-one.

**Darren Vogt:** Second.

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**Paula Hughes:** We have a motion and a second. All those in favor please signify by saying aye. All those opposed same sign. The motion carries 6-0-1 (Armstrong). Next is an appropriation request from the County Health Fund. Are you all moved in?

**Mindy Waldron:** We are. Mindy Waldron, Administrator for the Department of Health. We are simply asking for some money that we received as a capacity building award from the National Association of City and County Health Officials. It is to support Medical Reserve Corps that are housed in health departments across the nation. Because Medical Reserve Corps don't receive Federal funding any longer and this is a reimbursable grant. We fronted the money to purchase some equipment and incentives that are used to get volunteers. We are simply asking for an appropriation to go into the fund that we expend the money from.

**Darren Vogt:** Move for approval of item twenty-two in the amount of \$5,000.

**Paul Moss:** Second.

**Paula Hughes:** We have a motion and a second. Is there any discussion?

**Roy Buskirk:** Yes, I have a question. To me, this is very important and high productivity of our time and redundant. Is there some way that we can eliminate having to do this when they have funds given to them through a grant or something for a program that they are spending it on and it comes into the General Fund and then we have to appropriate it out to the certain line item.

**Darren Vogt:** It should be a Consent Agenda type item, I would think.

**Roy Buskirk:** Right, at the minimum but legally that is the way it has to be done?

**Tera Klutz:** Yes.

**Roy Buskirk:** Okay.

**Paula Hughes:** That is a good point to move those kinds of things into the Consent Agenda. There is no reason that you should have to sit here for an hour and a half.

**Roy Buskirk:** It is nice to see you but I mean...

**Mindy Waldron:** It is nice to hear that but it would be very helpful.

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**Roy Buskirk:** Question.

**Paula Hughes:** All those in favor please signify by saying aye. All those opposed same sign. The motion carries 6-0-1 (Armstrong). Your grand opening is Monday morning?

**Mindy Waldron:** Yes, Monday at 9:00. I will announce that through the media on Friday. We would appreciate anyone who can be there. I know that you are speaking and we appreciate that.

**Paula Hughes:** All right, thank you. Next we have an appropriation request in the Campaign Finance Enforcement Fund. Councilwoman Johnson?

**Maye Johnson:** As I understand, this request is for the amount of \$2,700 and is to be used to develop an online system for candidates to record and submit their campaign finance report.

**Jeannie Nicolet:** Jeannie Nicolet from the Election Board. That is correct.

**Maye Johnson:** What would happen without this?

**Jeannie Nicolet:** We would continue doing things the way that we are now. The advantage of having this is that it gives us much more flexibility in being able to compare reports from one to another. A person would be able to search by a company's name or person to find out what the contributions or expenses were to that company or person over all of the reports instead of going individually through each one.

**Maye Johnson:** This would save an amount of staff time?

**Jeannie Nicolet:** It would actually not save us staff time. It is going to be more for the public's use and the candidates' use.

**Paula Hughes:** Is this going to require, I know there are some campaigns that use specific software, how does this work with the State of Indiana forms?

**Jeannie Nicolet:** It will comply with Indiana law. We would have to do that.

**Paula Hughes:** Will it be mandatory that candidates have to submit through this or will they still be able to submit the paper copy?

**Jeannie Nicolet:** They can submit either way. I would also like to mention the fact that since this was reported to you, we have another thousand dollars

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available in that fund that we will be bringing before you to have the money applied towards this expense.

**Paula Hughes:** What is the actual expense of it?

**Jeannie Nicolet:** The actual expense is \$5,230.

**Paula Hughes:** All right.

**Roy Buskirk:** But you are saying that after this is all programmed and everything, an individual can come online and put in an individual's name and it would say how much they had contributed to each of the candidates?

**Jeannie Nicolet:** They would file as they are filing now but they would do it electronically. The system would put that into a database that would allow you to search on any of those individual lines that they have reported.

**Roy Buskirk:** I mean the general public could come on and do that search and it would show all of the different candidates that I financially assisted?

**Jeannie Nicolet:** Yes.

**Roy Buskirk:** Okay, that is interesting.

**Jeannie Nicolet:** The State has a similar system now.

**Darren Vogt:** Move for approval of item twenty-three in Fund 295, Computer Software, for \$2,700.

**Maye Johnson:** Second.

**Paula Hughes:** **We have a motion and a second. All those in favor please signify by saying aye. All those opposed same sign. The motion carries 6-0-1(Armstrong).** Okay, the next agenda item is the Co-location update.

**Chris Cloud:** Chris Cloud, Executive Assistant to the Board of Commissioners and the token scapegoat today. I will make this brief. You can read this at your leisure. Since the Task Force started on the 26<sup>th</sup>, they have hit the ground running. I broke out the update for you on paper of what has happened since then and what is going to happen from this point forward. Since the 26<sup>th</sup>, both the City and the County has hired architects. We have a small core team of Councilman Brown, me, Commissioner Bloom and Commissioner Peters interchangeably, whenever they have time. John Urbahns, Pat Roller and Ken Neumeister are on the City side. My

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compliments to Larry, he has been integral and very helpful in this process. His knowledge of construction and more importantly, his wisdom as a Council Member and taxpayer advocate, he has been a big help. The County has hired a Construction Manager for when we start the main project. There will be a lot of moving parts involved with phasing in the project, moving people and starting construction behind them and so we wanted to get our team onboard. City and County departments have been meeting with the City's architect to go over the design and layout of the building. They have all had initial meetings and now have gone to putting people in seats, on paper. They hope to have that finalized in June. I have been sitting in on those, on the County side, to make sure everyone is being treated fairly and is represented well. It has been a surprisingly smooth process. People are being listened to and their needs are being met. It is going very well, actually. We had a kickoff meeting yesterday for the 1 East Main Street portion of the project. Our architect, Ron Dick of Design Collaborative, hosted us at his office to start that process off. It is a similar process for those that will remain in this building, Police, Sheriff and Fire, some of the Courts and various other small offices. Our goal is to have that ready to be bid out in October of this year. That seems very early but as Councilman Brown will tell you, we want to lock in prices as soon as possible. By getting the bids in October, we will be able to award in November and it will allow us to lock in prices for next year. Some items of note for Council, the transfer today was into a specific line in the Commissioners Office and that way we can keep track of expenses by having them paid out of one line. Our goal is to have everything paid out of that. There will be a monthly report of costs so that you will know how much of the \$3 million has been spent. That is just so that you can keep track and keep it on budget. Obviously our CM and our architect will do more of the specific stuff on their stuff but this way you will have a monthly update on your allocation. Also, we will need to have a discussion, in the fall, about moving costs, furnishings and things like that. We are not there yet because we do not have finalized floor plans to know who is going to sit where. We also need to go through the process of inventorying furniture to figure out what can move, what can't move, what needs to be scrapped and what is good quality so that we can take it with us. We need to have that process done before we are ready to talk about what you might want to introduce what our needs are. Finally and more important to you guys, for the MOU with the City, we are building out departments in both buildings to a functional level. That is a vague term but really we are using the budget that we have. If a department says I need much more than this, I need more than other departments are getting, I need more private offices than I have been allotted or whatever it is, we have directed both City and County that if they want it, they are going to have to pay for it. If paying for that on the County side, they are probably going to have to come before you guys. You may have requests from departments wanting to go above and beyond what there is money for. All

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departments are being treated equally and we have made it very clear that County departments are not to be given less in favor of City departments getting more. They are suffering more than we are, actually. This is not going to be a Taj Mahal, there is a budget and we have to hit it.

**Paula Hughes:** If I could ask a question. On the handout, you mentioned 200 East Berry being built out to a functional level. The renovations on 1 East Main Street are also going to be done to a functional level.

**Chris Cloud:** Per the MOU, it is identical language. We know the dollar amount and it is fixed for both buildings. That makes it a little easier to focus on the level of furnishings for how it is built out to meet the goal. Included in the packet is the list of departments that are going to be going over there. You probably already know those but we included it.

**Paula Hughes:** Is County Council on this list as well?

**Chris Cloud:** Yes, there will be a space for County Council if you so choose to stop by and use it. It is tentatively a space where City Council and County Council can use it as a small room. Molly will have an office near there and is actually across from where the proposed Chamber would be. As we do the floor plans for this building, if you would prefer to have a small space here, we might be able to arrange that. Wherever you would prefer to be, we can find a place for you.

**Roy Buskirk:** That is something that we would have to discuss, as far as our mail and such. Before the remodeling started, we had a mail room and office space and we lost that because of the remodeling on the first floor. Now we are doing in the Auditor's Office.

**Chris Cloud:** You guys don't require a lot of footprint so let us know. We have marked a place in there.

**Paula Hughes:** I saw that and I know there was some discussion but as President of Council, nobody talked to me about it.

**Chris Cloud:** Because we knew that we could find space for you wherever.

**Paula Hughes:** It's nice to know that we are high priority.

**Chris Cloud:** Also, you have the floor plans in there and I realize that you can't read the names on that. I will send you an electronic version of that.

**Roy Buskirk:** The City Council and the County Council are going to be in the basement.

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**Chris Cloud:** I don't know if you have been over there but it's a little nicer than just a basement. It is actually quite nice over there.

**Roy Buskirk:** Where would the Council meetings be?

**Chris Cloud:** There will actually be a joint City County, County Council and Commissioners Chambers. It is already partially built because the Museum had it for presentations. It is built for sound and video and all of that stuff.

**Roy Buskirk:** Okay.

**Chris Cloud:** There is no point in building three separate ones. If you look at the floor plan, when you come off the elevators, there are conference rooms around the outer core. Those are shared conference rooms for the people on those floors. The goal is that we don't duplicate conference rooms. Most of them are already built. There will be a lot of cooperating going on.

**Tera Klutz:** If you guys are over there, then maybe the mail could be delivered to the Commissioners Office.

**Paula Hughes:** We will need to figure that out.

**Chris Cloud:** That is one of the items that I didn't cover. We, as a County, will have to meet to figure out our internal processes to make sure that we don't miss anything.

**Paula Hughes:** I do need to ask a question. I have had calls from two different firms about the Construction Manager that the County hired. I have been given to understand that it was not an open process. There is some disgruntlement on the part of the contracting community.

**Chris Cloud:** It was an open process. We interviewed multiple people. We have to hit a budget and we have to know that we can trust the person is qualified. We interviewed people that we have done business with in the past. Larry, Commissioner Brown and I sat in on those interviews and we tried to get as apples to apples as we could and we feel that we picked the best person that was qualified.

**Paula Hughes:** Just to be clear, you selected three, was it three companies that you wanted to interview? The rest of the community of service providers was not invited to participate in the process.

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**Roy Buskirk:** What Chris said, and that is the truth, in the fact that it is professional services and you have the same thing with road projects, road engineers and all of that and so there is no bidding process on it.

**Paula Hughes:** There sometimes are and I am a little surprised that the Commissioners Office didn't choose knowing that this is a very high profile project and didn't choose to be more inclusive in who they allowed to participate in that. I am disappointed in how that part of the process went.

**Larry Brown:** Let me say something to defend the process because I was very participative in it. The three of us gathered and analyzed who in the local community is capable. We identified that list and we invited those individuals to put together a proposal based on criteria that we established. Of the three that were invited, two chose to quote and one chose not to. Throughout the process, like Chris said, and day one was like apples and grapes. We sorted through that process and probably two weeks and maybe three of sorting through process to get what I will call fruit salad. I made a recommendation. It was the Commissioners' choice but I agreed with their choice.

**Paula Hughes:** I can appreciate that but...

**Larry Brown:** I am comfortable with it and if there is an individual in the community that is outspoken and is dissatisfied that he wasn't chosen...

**Paula Hughes:** I have had two separate companies approach me who were not part of the three. The process did not seem to be transparent and I think it is important that we strive to be completely transparent and above board in all dealings. It might very well have been that those companies may not have been the best suited for the project but by not being more open about the process, there has been some confusion and aggravation.

**Larry Brown:** If we had gone public, it would have been Indianapolis, Toledo, Chicago or whatever. We pretty much wanted to keep it local.

**Paula Hughes:** Well, because it is a service contract, you could have indicated in your specs that you wanted local. I am just saying that there were two local firms that felt that they would have been capable of providing the service and are upset that they were not allowed to be a part of the process. I just wanted to state that out there and I am disappointed as to how that was handled. I appreciate that you were involved but I think there could have been efforts made to, at the very least, communicate more clearly what was going on. Council, are there any further questions for Mr. Cloud? Recent and Upcoming Meetings, you should have received the invitation to the Regional

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Partnership's Strategic Planning Process is having a big meeting next Wednesday and the public is invited to this as well. It is at the Grand Wayne Center, Wednesday, June 23<sup>rd</sup> at 6:00 p.m. I would encourage all of you to attend that. It is going to be an update on their progress and a review of all of the information that they have been gathering in small groups over the last several months.

**Larry Brown:** There has been confusion established or created by so many invites and some are asking for RSVP and some aren't. What are we to do?

**Paula Hughes:** I have seen versions both ways but I would say to go ahead and RSVP but only do so once. Just pick one and RSVP to that and you will be included.

**Roy Buskirk:** I think Melissa is the one.

**Paula Hughes:** There was an email on most of them and it was the same RSVP person every time. Does Council want to share any other Recent or Upcoming Meetings?

**Roy Buskirk:** Last month we had a discussion in reference to roads and I69. This last month, I talked to Dan Avery and I know that Darren has and on the study, Darren, you haven't received any email from Dan have you?

**Darren Vogt:** No, it should have been finished by now.

**Roy Buskirk:** Right, I was supposed to be on that email list too. As I mentioned last month, they are currently studying the intersection of Dupont and I69. The south ramp will be going out for bid and they will be working on the south ramp. What they are trying to do there is add an additional lane of traffic so that people coming east on Dupont will be able to continuously turn onto the south ramp. That should help eliminate some of the backup on Dupont down to Auburn Road. While they are doing that study, they are also doing some preliminary study concerning the Union Chapel and I69. One thing that was brought up is that if they do put an interchange there, other intersections are going to have to be improved such as Union Chapel and Auburn Road. The funding can be made available for the I69 interchange because what the State will do is push back other projects that they have and move that project to the forefront. The County would have to come up with funding for the Auburn and Union Chapel intersection. That is something that we might want to keep in mind. That's about it.

**Paula Hughes:** Councilman Vogt?

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**Darren Vogt:** One quick thing that I want to let you know about because I am going to participate by stepping in for President Hughes and that is an event that will be at the Tin Caps game on July 4<sup>th</sup>. The Cooperative Extension is working to put the event on and it is honoring the military in our community. I think there is nothing more noble than someone serving to protect us and the freedoms that we have. I am honored to step in for her on this. There will be people from the community and elected officials and others there talking about assisting them and providing services to them. I will be signing a covenant on the behalf of County Council.

**Maye Johnson:** What is the date again?

**Darren Vogt:** July 4<sup>th</sup> at the Tin Caps game. It will be an honor to do that as I respect anyone person who has ever served in the military. That is an ultimate sacrifice that they give for us. I just heard someone from here locally was just killed on their first tour. It is a dedicated service and anytime you see a military member in uniform, I encourage you to go up and thank them for their service.

**Paula Hughes:** Thank you and thanks for filling in for me at that. Is there anything else, Council?

**Lisa Blosser:** I have something that I would like to share with you. This afternoon, in Indianapolis, Tera is going to be speaking. She was asked by Tracy Warner of the Journal Gazette to speak to his organization. It is called The Road Show for Reporters. She is going to be talking about property tax and budgets and she is one of the keynote speakers.

**Paula Hughes:** Congratulations. That is good when the press asks you to talk. All right, are there any other updates? Are there any comments from the public? I would accept a motion to waive the second reading.

**Paul Moss:** So moved.

**Darren Vogt:** Second.

**Paula Hughes:** All in favor please signify by saying aye. Opposed like sign. Motion carries 6-0-1(Armstrong). The next meeting is July 15th. I look for a motion to adjourn.

**Darren Vogt:** Move to adjourn.

**Larry Brown:** Second.

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**Paula Hughes: All in favor please signify by saying aye. Opposed like sign.  
The motion carries 6-0-1(Armstrong).**

There being no further business the meeting was adjourned at 10:20 a.m.