

# ALLEN COUNTY REDEVELOPMENT COMMISSION 2022 ANNUAL REPORT



Vinland Reserve Winery

DEPARTMENT OF PLANNING SERVICES

March 2023



## **A MESSAGE FROM THE PRESIDENT**

It is my privilege to present the Allen County Redevelopment Commission's annual report for 2022. Having served as the redevelopment commission's president since 2003, I know we have come a long way since our beginning on May 10, 1982. This year we celebrated the 40<sup>th</sup> anniversary of the establishment of the commission by inviting past members and staff to our May 2022 meeting. While a lot has changed over the years in the commission's programs and focus, it is important to remember the people that have contributed to the commission's success in the past.

While the redevelopment tools and programs and the rules for using them have changed, the commission makes sure it puts them to their best use for the good of our friends and neighbors across Allen County. By any measure, 2022 was a year marked by successes that made Allen County stand out as a premier environment for business growth. The redevelopment commission is proud to have been a partner in those making so many success stories come true.

The following report contains information on the projects, activities and financials of the commission for the year. I hope that you find it interesting and informative and look forward to continuing the work of the commission in future years.

Respectfully Submitted,

Richard E. Beck, Jr., President  
Allen County Redevelopment Commission

## ALLEN COUNTY REDEVELOPMENT COMMISSION: 2022 ANNUAL REPORT

In 2022, the commission's TIF Reimbursement program seemed to gain some traction. In 2019, the Allen County Redevelopment Commission ("commission") established a TIF Reimbursement program to reimburse developers for public infrastructure constructed as part of a development. The amount of reimbursement depends on the actual costs of the work and a percentage based upon the type of development. For example, a mixed-use development would qualify for reimbursement of 60% of the cost. The reimbursement is paid out of tax increment (property taxes) from the new development. The maximum reimbursement period is 10 years.

In March, the commission approved an application from GJHL Properties, LLC (GJHL) for a \$6.5 million mixed-use development at the southeast corner of Diebold and Union Chapel called Providence Place. GJHL requested assistance for about \$2 million in public infrastructure including roads, water, sewer, and drainage. The development will include a winery and event center, multi-residential housing, and commercial and retail space. This was the second request under this program. A construction and reimbursement agreement with GJHL was approved in September. Under the agreement, GJHL would be eligible to receive up to \$1,218,067 which is 60% of the costs of constructing the public infrastructure.



That same month the Diebold North Allocation Area received final approval as an amendment to the Dupont-Diebold EDA. Diebold North covers the area where the GJHL development is located and will be the source of payment to GJHL. Due to the way the agreements are structured, the bank financing the project required a Collateral Assignment of Rights, which was approved in December. In the event of default on the loan to GJHL, the TIF agreement payments would be paid directly to the bank.

In April, another TIF Reimbursement application was approved for a 28-acre development at the southwest corner of Dupont Road and North Clinton. This development, known as The Commons at Wood Creek, will feature mixed use commercial and office space. The project expected to spend \$1.1 million on public infrastructure. Following approval by the commission to reimburse up to 60% of the public infrastructure costs, the developer did not move forward with executing a construction and reimbursement agreement.

As reported in last year's annual report Echo Development was approved for a 60% reimbursement of public infrastructure expenses by the commission. After several months of working to finalize a construction and reimbursement agreement, Echo Synergy's plans for the property changed. The property was sold to Parkview Health Systems in December.

Finally, in November Leo Brown Group (LBG PH Parkview LLC) received approval of a TIF Reimbursement application. Leo Brown Group was planning a \$29 million affordable multifamily senior housing development. This was basically an expansion of Park Place Senior Living, and is located at the end of Park Place Drive on the east side of Diebold Road. The public infrastructure associated with this development was expected to cost about \$3 million. The final construction and reimbursement agreements were not finalized during 2022.

During the year, the commission's staff began working with the City of Woodburn on developing a Residential Housing Development Program. Woodburn had offered assistance to a couple of developers to support new housing, which was a goal of its 2016 Strategic Investment Plan. Ashlar Pointe is being developed by Granite Ridge Builders on the south side of Woodburn and will include 46 lots.

Homestead Place is being developed by Zion Real Estate on the east side and includes 33 lots that were all sold to national homebuilder D.R. Horton. Woodburn offered to pay to install the conduit for fiber optic cable for internet access to these developments.

Woodburn also extended Harvest Lane for Homestead Place and may need to do some improvements to Becker Road for the Ashlar Pointe development.



Homestead Place

The commission committed funds for some engineering work during the year. In February, the commission executed an agreement with GAI Consultants, Inc. (GAI) for a traffic and drainage study for Pleasant Center Road between Bluffton Road and Thiele Road. This study recommended that the intersection at Pleasant Center and Thiele become a roundabout and noted that some work may be required on Thiele as well. This area has seen interest for several potential projects in recent years. It is also an area that companies like Nestle, General Mills, and Wal-Mart found attractive for their projects. This work is being paid out of the Bluffton Road TIF fund where two of these companies are located. Following the study, the commission approved a contract with GAI for design engineering for the road improvements and includes design of a storm sewer system. This work is being done in steps, as the work will extend for several years.

The commission also agreed to reimburse the cost of engineering for the Smith Road realignment project. This will be paid from the Airport Expressway South TIF fund. This project will help improve safety by eliminating an intersection and improve access to the Airport Expressway South TIF district where a 629,186 square foot distribution center for Amazon was built at a cost of \$60 million. The county entered into an agreement with A&Z Engineering in November 2021 at a cost of \$761,620.

In October 2022, construction was completed on the Union Chapel roundabout project. This was the second project that the commission partnered with Parkview Health System, Inc. to complete. The first was work done at Parkview Plaza Drive and Dupont Road. In September 2021, Parkview purchased a \$2,541,000 bond from the commission that provided the funding for the Union Chapel project. The bond will be repaid from the Dupont Diebold TIF district where the Parkview Regional Medical Center is located. A payment of \$527,944 was made on this bond in June 2022.



Union Chapel Ribbon Cutting

The commission continued the process of evaluating its TIF districts for their usefulness and future potential. In June, the commission dissolved two TIF districts. The Canal Place TIF district, located off Ryan Road, never had any development occur. It was set to expire in five years. It was designated in 1998 as a potential site for a large development as it contained 624 acres. That same month, 54 acres in four tracts along Ryan Road in Canal Place sold to a local farmer for \$1,162,000 or \$21,519 per acre.

The Fort Wayne Assembly TIF district was designated in 2004 to assist with payments on bonds issued in 2005 to support the expansion of General Motors Fort Wayne Assembly. These bonds were refinanced in 2015 with another bond issue. The 2015 bonds have been paid off and the commission did not see a future need for that TIF district. The commission also closed four funds related to the bond issue that were used for bond payments and reserve funds.

Later in the year, the commission also dissolved the Lincoln Industrial TIF district. Lincoln was established in 1994 and has been used to support numerous projects in the Lincoln Industrial Park over the years. This includes support for Fort Wayne Plastics, C&M Fine Pack, Fort Wayne Pools, and Brunswick Leisure Boat Company. This area included 172 parcels after the addition of a storage unit business wherein each unit has its own parcel. In 2022, there was \$50.8 million in assessed value within the Lincoln TIF district. Prior to dissolving the district, the commission passed a resolution to use the remaining \$213,628 in the Lincoln fund to reimburse the Allen County Highway Department to reimburse Fund 250 for the local share of Phases 1A and 2B of the Bass Road reconstruction project. The local share for that portion of the project came to \$2,232,590.



Roundabout at Bass and Hadley roads

## **FINANCIAL OBLIGATIONS**

During 2022, the commission made payments of \$2.62 million toward bond, loans and other agreements. The largest was a loan payment of \$521,576 for the construction of Stonebridge Park, and a \$450,000 reimbursement for the reconstruction of Ryan Road. A final \$367,000 payment for the Parkview Plaza Drive Bond, and a loan payment for the Diebold Road project of \$270,000 was also made. The 2015C series bond issue payments for 2022 totaled \$155,869. Payments to companies under incentive agreements totaled \$601,667. The commission also provided \$100,000 to the City of Woodburn for its sewer bond and made a final payment of \$75,605 to Woodburn for the Roemer Road project. Details on the funds controlled by the commission are included in the following section.

## **FUNDS ACTIVITY**

The commission maintains a General Fund (246) for general expenditures and began the year with a balance of \$26,557. The fund received \$50,000 of funding from the Allen County Board of Commissioners and \$1,816 in interest during 2022. The interest amount was \$1,343 more than in 2021 as a result of increasing interest rates during 2022. There was \$30,456 in legal expenses, and no other expenditures during the year. The General Fund ended the year with a balance of \$147,917.

The Capital Fund (826) began 2022 with a balance of \$6,800,533 and received \$74,618 in interest, which was significantly higher than 2021's \$24,172 in interest due to an increase in interest rates. The commission's expenditures from the Capital Fund totaled \$30,349. The majority of these expenses were for mowing at Stonebridge Business Park at a cost of \$19,929. Drainage fees at Stonebridge accounted for another \$10,347. The year-end balance was \$6,848,803.

There are also individual funds for each TIF district to keep the income and payments segregated and to make accounting functions easier. For all the TIF funds combined, the commission received \$3,329,540 in tax increment and had expenditures totaling \$5,854,513. Interest income was \$64,819, which was also considerably higher than the \$18,483 received in 2021. The following are details for each TIF account under the control of the commission.

- The TIF district associated with the Lincoln Industrial TIF Fund (333) was made inactive in 2018 by the commission. The fund received \$879 in interest during 2022. The commission dissolved the Lincoln Industrial EDA in November 2022, and the remaining funds were paid to the Allen County Highway Department as a contribution toward the Bass Road project. The year-end fund balance was \$190.09, which was interest posted after the contribution was made to the highway department. This fund will be closed in 2023 once the remaining funds are also distributed to the highway department.
- The Nestle II TIF Bond Fund (336) collected \$102,418 in tax increment during 2022, as well as \$3,669 in interest. The only expenses were a \$160,000 transfer to the Nestle II Bond

Principal & Interest fund (403) for debt service payments on the 2015C bond issue, and \$625 to U.S. Bank for bond administration services. The year-end fund balance was \$360,887.

- The CASAD East TIF Fund (399) received \$338,915 in tax increment and \$1,026 in interest. Expenditures included \$205,000 paid to reimburse the board of commissioners for the Ryan Road project. The fund ended the year with a balance of \$167,735.
- The Nestle II Bond Principal and Interest Account (403) made payments on the 2015C bond issue debt service totaling \$155,869 during the year. The fund received \$160,000 from Fund 336 and \$494 in interest. The fund ended the year with a balance of \$5,149.
- The Nestle II Reserve Account (404) received \$710 in interest and ended 2022 with a balance of \$62,030.
- In 2022, the GM General Account Fund (405) did not collect tax increment, but did receive \$11,408 in interest. The Bond Principal and Interest and Reserve accounts listed below were closed in 2023 with \$418,102 from those funds transferred back into this fund. The bonds associated with these accounts were paid off in 2020. The fund balance increased from \$610,240 in 2021 to \$1,039,749 at the end of the year.
- The GM 2015B Bond Principal and Interest Account (406) did not have any activity during the year. The 2015B bond was paid off in 2020, and the balance of the fund was too low to receive interest. The commission transferred the remaining \$356 to Fund 405 in May and asked that the fund be closed.
- The GM 2015B Reserve Fund (407) received interest of \$282 during the year. The commission transferred the remaining \$251,040 to Fund 405 in May and requested that the fund be closed.
- The GM 2015A Bond Principal and Interest Fund (408) also had no activity during 2022. The 2015A bond was paid off in 2020, and the balance of the fund was too low to receive interest. The commission transferred the remaining \$583 to Fund 405 in May and asked that the fund be closed.
- The GM 2015A Reserve Fund (409) received interest of \$187 during the year. The commission transferred the remaining \$166,124 to Fund 405 in May and requested that the fund be closed.
- The GM Supplemental Fund (410) received interest of \$327 during the year. The commission decided to dissolve the associated Fort Wayne Assembly EDA in June, as it was designated to support a previous GM bond issue that has been paid off. The commission asked that the remaining \$35,549 be given to the other taxing districts in the area. The commission also requested that this fund be closed.
- The remaining balance of the Pleasant Center Road Fund (424) was transferred out in 2019 with the intent to close out the fund. However, with another Pleasant Center project being engineered, this fund has been kept for potential future use. The fund ended 2022 with a balance of \$0.00.

- The Uniroyal Goodrich TIF Fund (780) has not collected tax increment since 2020. It did receive \$2,904 in interest during the year. The fund ended 2022 with a balance of \$253,392.
- The Bandelier TIF Fund (806) collected \$445,461 in tax increment and \$1,163 in interest during 2022. The commission paid \$245,000 from this fund to reimburse the board of commissioners for the Ryan Road project. The year-end balance was \$227,789.
- The Bluffton Road East TIF Fund (807) received \$560,483 in tax increment and \$5,006 in interest during 2022. TIF agreement payments were also made to Blue Kingfisher in the amount of \$303,910 and XPO Logistics for \$125,003. This fund was also used to pay GAI Consultants for engineering services in an amount of \$74,138. This was for traffic and drainage studies along Pleasant Center between Bluffton Road and Thiele Road. The fund ended the year with a balance of \$614,359.
- The Oak Crossing TIF Fund (809) has not collect tax increment from the Oak Crossing district since 2018. The fund earned \$349 in interest during 2022 and ended the year with a balance of \$30,425.
- The Vera Bradley TIF Fund (810) received \$2,504 in interest during 2022. The fund has not collected tax increment since 2019. The fund had no expenditures and ended the year with \$218,511.
- The Woodburn US 24 TIF Fund (812) received \$46,818 in tax increment and \$30 in interest during 2022. The commission paid \$35,000 to the City of Woodburn for the Woodburn Sewer Bond. The fund ended the year with a balance of \$48,237.
- The Woodburn Industrial Park TIF Fund (813) received \$234,599 in tax increment and \$1,703 in interest during the year. The City of Woodburn was provided \$65,000 from this fund for the sewer bond and \$75,605 as the final payment toward the Roemer Road project. The fund ended the year with a balance of \$307,268.
- The Zubrick Road TIF Fund (823) has not collected tax increment since 2019. The fund did receive \$1,855 in interest. A payment was made of \$161,478 toward the loan to fund the development of Stonebridge Park. The fund ended the year with a balance of \$370.
- The Zubrick Road II TIF Fund (824) also has not collected tax increment since 2019. The fund did receive \$1,379 in interest during the year. The commission made a payment of \$120,098 toward the Stonebridge Park loan during 2022. The fund ended the year with a balance of \$275.
- The Greatbatch TIF Fund (841) did not collect any tax increment during 2022, but did receive \$1,484 in interest. The commission made a payment of \$81,044 to reimburse the Board of Commissioners for the remainder of the Kroemer Road project. The fund ended 2022 with a balance of \$128,539.
- The Coverdale TIF Fund (843) received \$108,940 in tax increment. During 2021, the commission made two payments totaling \$172,754 to a Franklin Electric Prudential Escrow account under a TIF Agreement with the company. The fund ended with a balance of \$54,470.



- The Dupont Corner TIF Fund (861) received tax increment of \$188,274 and \$184 in interest. The commission paid \$135,000 each to the City of Fort Wayne and the Board of Commissioners under agreements related to the reconstruction of a portion of Diebold Road. The fund ended the year with a balance of \$88,800.
- The Stonebridge TIF Fund (862) received \$141,679 in tax increment and interest of \$101 during 2022. A payment of \$124,000 was made to the Board of Commissioners for the Stonebridge Park loan. The fund ended the year with a balance of \$71,424.
- The Group Delphi TIF Fund (866) received \$62,699 in tax increment and \$111 in interest during the year. This fund provided \$116,000 toward the Stonebridge loan. The year-end fund balance was \$3,515.
- The Lafayette Center Corner TIF Fund (868) received \$34,241 in tax increment during 2022 and received \$190 in interest. Fund 868 had a year-end balance of \$38,968.83.
- The Dupont Diebold TIF Fund (869) received \$494,679 in tax increment from the Parkview Cancer Institute building. The fund also received \$4,471 in interest during 2022. The fund made a final \$367,000 payment on the Parkview Plaza Road Bond and ended the year with a balance of \$691,116.
- The Airport Expressway South TIF Fund (870) received \$290,472 in tax increment from the 630,000 square foot Amazon fulfillment center constructed in the EDA. The fund also received \$63 in interest and ended the year with a balance of \$290,535.
- The Diebold Corner TIF Fund (871) received \$270,174 during 2022 along with \$3,691 in interest. The fund ended the year with a balance of \$494,485.
- The Dupont Diebold Construction Fund (875) received \$18,573 in interest during 2022. The fund had payments of \$2,092,251 to Brooks Construction for work done on the Union Chapel roundabout project. The fund ended the year with a balance of \$646,526.
- The Stonebridge III TIF Fund (886) was established during 2021 to support a shell building project in that TIF district. The fund received tax increment of \$9,688 and \$78 in interest during 2022. The fund ended the year with a balance of \$9,766.
- The Smith Dalman TIF Fund (887) was also established in 2021 to support another proposed shell building near the airport. There has been no construction at this location. As a result, this fund not received any tax increment to date.

A summary of the activities of each fund and a list of the 2022 expenditures for each fund are attached to this report as Attachments A & B.

## COMMISSION MEMBERSHIP

The Allen County Redevelopment Commission has five voting members and a non-voting member representing a school district. The board of commissioners appoints three members, along with the ex-officio school board member while the county council appoints two members. All members are appointed for a one-year term, except for the non-voting school board member that serves two-year terms, and there are no term limits. The commission is also represented by legal counsel and the county auditor. A president, vice president, and secretary are elected at the first meeting of each year. Below is a list of members, the office held during 2022, the date of the member's original appointment, and a short biography for each member.

### **Richard E. Beck, Jr.**, President – January 2002

Richard E. Beck, Jr. has been in the financial services industry for over 40 years. In 2020, Mr. Beck was elected to serve on the Board of Commissioners of the County of Allen. In addition to his career in banking, he has served as a senior adjunct faculty member at Concordia University of Wisconsin's Fort Wayne campus teaching management and business ethics and marketing. He has taught for the American Institute of Banking, the Indiana Bankers Association, and American Bankers Association. Mr. Beck currently teaches for the North and South Dakota Schools of Banking and the Nebraska and Kansas Schools of Banking as well. His teaching expertise led him to teaching a summer session in marketing at Concordia's International University in Estonia. He has published articles on sales, marketing and management for trade magazines. He is the author of the recently published 7th edition of the American Bankers Association textbook on Consumer Lending. He currently serves on the board of Fort Wayne Construction Trades, Inc., the Allen County Redevelopment Authority as president, and volunteers his time to the Allen County Sheriff's Reserve. Mr. Beck served on the Allen County Economic Development Commission from 2002 until 2018. Mr. Beck holds a master's degree in management from Indiana Wesleyan University and a bachelor's degree in political science from Ball State University



### **Kurt Gutman**, Vice President – January 2005

Mr. Gutman is a financial consultant with Compass Financial Advisors in Fort Wayne, which is a full-service investment firm. He has been in the financial services industry for over 10 years. Mr. Gutman has served as treasurer for Lutheran Social Services of Indiana, executive board member of American Red Cross Indiana-Ohio Region, president of Pine Valley Community Association and delegate to The Lutheran Foundation. He is also a member of the Allen County Redevelopment Authority and the Allen County Economic Development Commission.



**Darren Vogt, Secretary – January 2015**

Mr. Vogt rejoined the commission in 2015 after previously serving as a member during 2012. He previously served on the Allen County Council representing the 3<sup>rd</sup> district from 2003 to 2014. Mr. Vogt currently owns an Allstate Insurance agency and currently serves on the Junior Achievement board. He previously served on the Indiana University Alumni Club and the board of Greater Fort Wayne, Inc. He also owns commercial real estate and residential rental property.



**Jill Kinder, Member – January 2020**

Mrs. Kinder is a Business Development Manager for Michael Kinder and Sons (MKS), a fourth-generation design-build firm located in Fort Wayne. There she works with new and expanding companies and manages client events. Previously, Mrs. Kinder enjoyed a nineteen-year career in the utility industry, first at AEP and later NIPSCO. Her responsibilities included economic development, community relations, public affairs and communications. She began her career working in economic development for Allen County. Mrs. Kinder currently serves as a board member of the Early Childhood Alliance and the Fort Wayne Museum of Art. She was also a founding board member of Greater Fort Wayne, Inc. and has served on boards or committees for Junior Achievement, the Embassy Theatre Foundation, the Fort Wayne Philharmonic, Big Brothers Big Sisters of Northeast Indiana, the Early Childhood Alliance, the Northeast Indiana Regional Partnership (founding board member), Wellspring, the Whitley County Economic Development Corporation, the Steuben County Economic Development Corporation, the Indiana Economic Development Corporation (Vice President), the Fort Wayne Parks Foundation and many others. Mrs. Kinder is a Fort Wayne native and graduate of Indiana-Purdue Fort Wayne where she earned her Bachelor of Science degree in Public and Environmental Affairs. Mrs. Kinder also achieved her Certified Economic Developer status from the International Economic Development Council. Mrs. Kinder is married with four sons. She enjoys community service, spending time with family, running and enjoying Northeast Indiana lake life in the summer.



**Tom Harris, Member – January 1, 2022**

Mr. Harris rejoined the commission after previously serving in 2018. Mr. Harris is owner and president at Harris Human Resources Group and has been a member of the Allen County Council since 2010. He served as president of the County Council in 2015, 2019, and 2022. Mr. Harris also serves on the Board of Directors of Greater Fort Wayne Inc. Mr. Harris has worked as a human resources executive for 25 years, including as the HR director for Allen County Government. Mr. Harris is also the owner of ActionCOACH and Life Planners Inc.



**Tim Hines, Non-voting Member – January 2020**

Mr. Hines is a corporate support manager for CME Corporation. He recently sold TE Hines Concrete Construction that he had owned since 1990. He graduated from Ball State University in 1984, and Bishop Luers High School prior to that. Mr. Hines was elected to the East Allen County School (EACS) board in 2014 and currently serves as the board’s vice president. Mr. Hines has also served as the board’s president in previous years.



**G. William Fishing, Attorney – Beers, Mallerys, Backs, and Salin**

Mr. Fishing serves as counsel for the Allen County Redevelopment Commission. He also served as Chief Deputy County Attorney from 1977 through 1984 and has been serving as the county attorney since 1984. Mr. Fishing is a member of the National Association of Bond Lawyers and American Bar Association forum on the construction industry. He is a member of the Allen County, American, and Indiana State Bar Associations. His practice is devoted to municipal law, municipal finance law, construction law, and labor law. Mr. Fishing has also been selected by his peers as one of Indiana’s Best Lawyers for construction law from 2008-2022. Mr. Fishing previously served on the board of directors for the Allen County Fairgrounds from 1987-1997 and for the Auburn Cord Duesenberg Festival.



**Nick Jordan, Auditor – Allen County, Indiana**

Mr. Jordan was selected to succeed Tera Klutz as the Allen County Auditor in February 2017. Prior to that, he served Allen County as the Chief Deputy Auditor. As the auditor, Mr. Jordan also serves as the Treasurer for the Redevelopment Commission. His duties in the auditor’s office include implementing internal control training for all Allen County departments, implementing electronic payment of vendors, performing semi-annual property tax settlements, and implementing direct deposit of employee pay checks. As auditor, Mr. Jordan is also responsible for the oversight of all operations in the auditor department.

**COMMISSION STAFF**

The Allen County Redevelopment Commission is provided administrative and professional staff services by the Department of Planning Services (DPS). Staff to the commission includes Elissa McGauley, Director of Redevelopment, Scott Harrold, Senior Economic Development Specialist, and Rachel Black, Economic Development Specialist. Cathy Stone of DPS assists with the financial reports and meeting minutes.

**2022 FUND SUMMARY**  
**ALLEN COUNTY REDEVELOPMENT COMMISSION**  
Through December 31, 2022

Fund #	REDEVELOPMENT FUNDS	Beg. Balance January 1, 2022	Revenues	Interest	Transfers In / Other Rec.	Transfers to other Funds	Expenditures	Ending Balance December 31, 2022
246	GENERAL FUND	\$126,557.32		\$1,815.64	\$50,000.00		\$30,455.95	\$147,917.01
826	CAPITAL FUND	\$6,800,533.29		\$78,618.27			\$30,348.69	\$6,848,802.87
	<b>TOTAL REDEVELOPMENT FUNDS</b>	<b>\$6,927,090.61</b>	<b>\$0.00</b>	<b>\$80,433.91</b>	<b>\$50,000.00</b>	<b>\$0.00</b>	<b>\$60,804.64</b>	<b>\$6,996,719.88</b>

Fund #	ALLEN COUNTY TIF FUNDS	Beg. Balance January 1, 2022	Revenues	Interest	Transfers In / Other Rec.	Transfers to other Funds	Expenditures	Ending Balance December 31, 2022
333	LINCOLN INDUSTRIAL TIF FUND	\$212,939.35	\$0.00	\$878.92			\$213,628.18	\$190.09
336	NESTLE II TIF BOND FUND	\$415,426.21	\$102,417.65	\$3,668.54		\$160,000.00	\$625.00	\$360,887.40
399	CASAD EAST TIF FUND	\$32,794.48	\$338,915.36	\$1,025.58			\$205,000.00	\$167,735.42
403	NESTLE II BOND PRINCIPAL AND INTEREST	\$523.33		\$493.99	\$160,000.00		\$155,868.76	\$5,148.56
404	NESTLE II RESERVE ACCOUNT	\$61,319.56		\$710.82				\$62,030.38
405	GM GENERAL ACCOUNT FUND	\$610,239.71		\$11,407.55	\$418,102.13			\$1,039,749.39
406	GM 2015B BOND PRINCIPAL AND INTEREST	\$355.52				\$355.52		\$0.00
407	GM 2015B RESERVE ACCOUNT	\$250,758.36		\$281.97		\$251,040.33		\$0.00
408	GM 2015A BOND PRINCIPAL AND INTEREST	\$582.50				\$582.50		\$0.00
409	GM 2015A RESERVE ACCOUNT	\$165,937.19		\$186.59		\$166,123.78		\$0.00
410	GM SUPPL. / FORT WAYNE ASSEMBLY	\$35,221.72		\$326.80		\$35,548.52		\$0.00
424	PLEASANT CENTER ROAD FUND	\$0.00						\$0.00
780	UNIROYAL GOODRICH TIF FUND	\$250,488.18		\$2,903.62				\$253,391.80
806	BANDALIER TIF FUND	\$26,164.51	\$445,461.18	\$1,162.96			\$245,000.00	\$227,788.65
807	BLUFFTON ROAD EAST TIF FUND	\$551,920.83	\$560,483.42	\$5,006.08			\$503,050.90	\$614,359.43
809	OAK CROSSING TIF FUND	\$30,076.65		\$348.65				\$30,425.30
810	VERA BRADLEY TIF FUND	\$216,006.86		\$2,503.91				\$218,510.77
812	WOODBURN US 24 TIF FUND	\$36,389.50	\$46,818.12	\$29.53			\$35,000.00	\$48,237.15
813	WOODBURN INDUSTRIAL TIF FUND	\$211,571.91	\$234,598.69	\$1,703.19			\$140,605.33	\$307,268.46
823	ZUBRICK ROAD TIF FUND	\$159,993.47		\$1,854.62			\$161,477.96	\$370.13
824	ZUBRICK ROAD II TIF FUND	\$118,993.74		\$1,379.35			\$120,097.81	\$275.28
841	GREATBATCH TIF FUND	\$208,099.05		\$1,483.94			\$81,043.99	\$128,539.00
843	COVERDALE TIF FUND	\$118,284.14	\$108,939.62				\$172,753.95	\$54,469.81
861	DUPONT CORNER TIF FUND	\$170,342.56	\$188,274.11	\$183.51			\$270,000.00	\$88,800.18

<b>Fund # ALLEN COUNTY TIF FUNDS</b>	<b>Beg. Balance January 1, 2022</b>	<b>Revenues</b>	<b>Interest</b>	<b>Transfers In / Other Rec.</b>	<b>Transfers to other Funds</b>	<b>Expenditures</b>	<b>Ending Balance December 31, 2022</b>
862 STONEBRIDGE TIF FUND	\$53,643.85	\$141,679.24	\$101.39			\$124,000.00	\$71,424.48
866 GROUP DELPHI TIF FUND	\$56,704.46	\$62,699.39	\$110.79			\$116,000.00	\$3,514.64
868 LAFAYETTE CENTER CORNER TIF FUND	\$4,537.84	\$34,240.51	\$190.48				\$38,968.83
869 DUPONT DIEBOLD TIF FUND	\$558,965.88	\$494,679.47	\$4,470.73			\$367,000.00	\$691,116.08
870 AIRPORT EXPRESSWAY SOUTH TIF FUND	\$0.00	\$290,471.87	\$63.04				\$290,534.91
871 DIEBOLD CORNER TIF FUND	\$220,620.40	\$270,173.68	\$3,691.13				\$494,485.21
875 DUPONT DIEBOLD CONSTRUCTION FUND	\$2,720,204.12		\$18,572.64			\$2,092,251.01	\$646,525.75
886 STONEBRIDGE III TIF FUND	\$0.00	\$9,687.69	\$78.36				\$9,766.05
887 SMITH DALMAN TIF FUND	\$0.00						\$0.00
	\$7,499,105.88	\$3,329,540.00	\$64,818.68	\$578,102.13	\$613,650.65	\$5,003,402.89	\$5,854,513.15

**2022 EXPENDITURES**  
**ALLEN COUNTY REDEVELOPMENT COMMISSION**  
 BASED ON UNAUDITED RECORDS

<b>GENERAL FUND 246</b>	
<b>31-01 Legal - \$60,000</b>	
Beers, Mallers Backs & Salin	\$3,950.00
Beers, Mallers Backs & Salin	\$2,400.00
Beers, Mallers Backs & Salin	\$2,005.95
Beers, Mallers Backs & Salin	\$2,060.00
Beers, Mallers Backs & Salin	\$3,300.00
Beers, Mallers Backs & Salin	\$4,570.00
Beers, Mallers Backs & Salin	\$2,130.00
Beers, Mallers Backs & Salin	\$1,760.00
Beers, Mallers Backs & Salin	\$2,770.00
Beers, Mallers Backs & Salin	\$2,020.00
Beers, Mallers Backs & Salin	\$3,490.00
<b>Legal Total</b>	<b>\$30,455.95</b>
<b>31-06 Contractual Services - \$3,000</b>	
<b>Contractual Services Total</b>	<b>\$0.00</b>
<b>32-03 Travel - \$7,500</b>	
<b>Travel Total</b>	<b>\$0.00</b>
<b>33-02 Legal Notices - \$500</b>	
<b>Publication Legal Notice Total</b>	<b>\$0.00</b>
<b>33-05 Advertising / Printing - \$200</b>	
<b>Advertising / Printing Total</b>	<b>\$0.00</b>
<b>39-70 Schools &amp; Seminars - \$10,000</b>	
<b>Schools &amp; Seminars Total</b>	<b>\$0.00</b>
<b>GENERAL FUND TOTAL EXPENDITURES</b>	<b>\$30,455.95</b>

<b>CAPITAL FUND 826</b>	
<b>31-01 Legal - \$20,000</b>	
<b>Legal Total</b>	<b>\$0.00</b>
<b>31-55 Shovel Ready Sites - \$150,000</b>	
Stonebridge Business Park	\$10,347.21
Allen County Treasurer	\$72.98
Nahrwold Farms	\$622.50
Nahrwold Farms	\$9,233.50
Nahrwold Farms	\$1,245.00
Nahrwold Farms	\$1,245.00
Nahrwold Farms	\$6,960.00
Nahrwold Farms	\$622.50
<b>Shovel Ready Sites Total</b>	<b>\$30,348.69</b>
<b>33-02 Publications Legal Notice - \$500</b>	
<b>Publications Legal Notice Total</b>	<b>\$0.00</b>
<b>45-83 Land Banking / Options &amp; Easements - \$6,000,000</b>	
<b>Land Banking / Options &amp; Easements Total</b>	<b>\$0.00</b>
<b>CAPITAL FUND TOTAL EXPENDITURES</b>	<b>\$30,348.69</b>

<b>LINCOLN INDUSTRIAL TIF FUND 333</b>	
<b>31-32 Professional Services / Contractual</b>	
Allen County Highway Dept.	\$213,628.18
<b>Contractual Total</b>	<b>\$213,628.18</b>
<b>LINCOLN FUND TOTAL EXPENDITURES</b>	<b>\$213,628.18</b>



<b>NESTLE II TIF BOND FUND 336</b>	
<b>31-07 Administrative - \$750</b>	
US Bank	\$625.00
<b>GM Bond / Supplemental Total</b>	<b>\$625.00</b>
<b>40-50 Bond Payment / Principal &amp; Interest - \$160,000</b>	
2015C Bond Principal and Interest (Transfer to 403)	\$80,000.00
2015C Bond Principal and Interest (Transfer to 403)	\$80,000.00
<b>Debt Service / Principal &amp; Interest Total</b>	<b>\$160,000.00</b>
<b>NESTLE II FUND TOTAL EXPENDITURES</b>	<b>\$160,625.00</b>

<b>CASAD EAST TIF FUND 399</b>	
<b>31-13 Professional Services / Contractual - \$700,000</b>	
Allen County Board of Commissioners	\$205,000.00
<b>Professional Services / Contractual Total</b>	<b>\$205,000.00</b>
<b>CASAD FUND TOTAL EXPENDITURES</b>	<b>\$205,000.00</b>

<b>NESTLE II BOND PRINCIPAL &amp; INTEREST FUND 403</b>	
<b>38-36 Debt Service / Principal &amp; Interest - \$160,000</b>	
US Bank - 2015C Bond Payment	\$78,334.38
US Bank - 2015C Bond Payment	\$77,534.38
<b>GM Bond / Supplemental Total</b>	<b>\$155,868.76</b>
<b>NESTLE II BOND PRIN &amp; INT. TOTAL EXPENDITURES</b>	<b>\$155,868.76</b>

<b>GM GENERAL ACCOUNT FUND 405</b>	
<b>38-51 2015B Principal &amp; Interest - \$330,000</b>	
<b>2005B Principal &amp; Interest Total</b>	<b>\$0.00</b>
<b>38-54 2015A Principal &amp; Interest - \$1,000,000</b>	
<b>2005A Principal &amp; Interest Total</b>	<b>\$0.00</b>
<b>GM GENERAL FUND TOTAL EXPENDITURES</b>	<b>\$0.00</b>

<b>2015B BOND PRINCIPAL &amp; INTEREST FUND 406</b>	
<b>39-37 Miscellaneous Services / Fund to Fund Transfer</b>	
Transfer to Fund 405	\$355.52
<b>Fund to Fund Transfer</b>	<b>\$355.52</b>
<b>2015B BOND PRIN &amp; INT. TOTAL EXPENDITURES</b>	<b>\$355.52</b>

<b>2015B BOND RESERVE FUND 407</b>	
<b>39-37 Miscellaneous Services / Fund to Fund Transfer</b>	
Transfer to Fund 405	\$281.97
<b>Fund to Fund Transfer</b>	<b>\$281.97</b>
<b>2015B BOND RESERVE TOTAL EXPENDITURES</b>	<b>\$281.97</b>

<b>2015A BOND PRINCIPAL &amp; INTEREST FUND 408</b>	
<b>39-37 Miscellaneous Services / Fund to Fund Transfer</b>	
Transfer to Fund 405	\$582.50
<b>Fund to Fund Transfer</b>	<b>\$40.00</b>
<b>2015A BOND PRIN &amp; INT. TOTAL EXPENDITURES</b>	<b>\$40.00</b>

<b>2015A BOND RESERVE FUND 409</b>	
<b>39-37 Miscellaneous Services / Fund to Fund Transfer</b>	
Transfer to Fund 405	\$166,123.78
<b>Fund to Fund Transfer</b>	<b>\$166,123.78</b>
<b>2015A BOND RESERVE TOTAL EXPENDITURES</b>	<b>\$166,123.78</b>

<b>GM SUPPLEMENTAL FUND 410</b>	
<b>38-54 Debt Service / GM 2015A</b>	
Funds released to other taxing districts	\$35,548.52
<b>Debt Service / GM 2015A Total</b>	<b>\$35,548.52</b>
<b>GM SUPPLEMENTAL FUND TOTAL EXPENDITURES</b>	<b>\$35,548.52</b>

<b>UNIROYAL GOODRICH TIF FUND 780</b>	
<b>37-01 Lease for Substation - \$0</b>	
<b>Lease for Substation Total</b>	<b>\$0.00</b>
<b>UNIROYAL FUND TOTAL EXPENDITURES</b>	<b>\$0.00</b>

<b>BANDALIER TIF FUND 806</b>	
<b>31-13 Professional Services / Contractual - \$500,000</b>	
Allen County Board of Commissioners	\$245,000.00
<b>Infrastructure Total</b>	<b>\$245,000.00</b>
<b>BANDALIER FUND TOTAL EXPENDITURES</b>	<b>\$245,000.00</b>

<b>BLUFFTON ROAD EAST TIF FUND 807</b>	
<b>31-13 Professional Services / Contractual - \$100,000</b>	
GAI Consultants Inc.	\$6,868.00
GAI Consultants Inc.	\$20,170.00
GAI Consultants Inc.	\$25,832.00
GAI Consultants Inc.	\$805.00
GAI Consultants Inc.	\$2,825.00
GAI Consultants Inc.	\$17,638.00
<b>Contractual Total</b>	<b>\$74,138.00</b>
<b>31-87 Professional Services / Infrastructure - \$500,000</b>	
<b>TIF Agreement Payments Total</b>	<b>\$0.00</b>
<b>39-56 Misc. Services / TIF Agreement Payments - \$600,000</b>	
Blue Kingfisher LLC	\$303,910.21
XPO Logistics	\$125,002.69
<b>TIF Agreement Payments Total</b>	<b>\$428,912.90</b>
<b>BLUFFTON ROAD FUND TOTAL EXPENDITURES</b>	<b>\$503,050.90</b>

<b>OAK CROSSING TIF FUND 809</b>	
<b>31-32 Professional Services / Road Improvements</b>	
<b>Road Improvements Total</b>	<b>\$0.00</b>
<b>OAK CROSSING FUND TOTAL EXPENDITURES</b>	<b>\$0.00</b>

<b>VERA BRADLEY TIF FUND 810</b>	
<b>31-32 Professional Services / Road Improvements - \$200,000</b>	
<b>Road Improvements Total</b>	<b>\$0.00</b>
<b>VERA BRADLEY FUND TOTAL EXPENDITURES</b>	<b>\$0.00</b>

<b>WOODBURN US 24 TIF FUND 812</b>	
<b>39-12 Misc. Services / Infrastructure - \$50,000</b>	
Woodburn Clerk / Treasurer	\$35,000.00
<b>Misc. Services Total</b>	<b>\$35,000.00</b>
<b>WOODBURN US 24 FUND TOTAL EXPENDITURES</b>	
	<b>\$35,000.00</b>

<b>WOODBURN INDUSTRIAL PARK TIF FUND 813</b>	
<b>39-12 Misc. Services / Infrastructure - \$160,000</b>	
Woodburn Clerk / Treasurer	\$65,000.00
Woodburn Clerk / Treasurer	\$75,605.33
<b>Misc. Services Total</b>	<b>\$140,605.33</b>
<b>WOODBURN INDUSTRIAL FUND TOTAL EXPENDITURES</b>	
	<b>\$140,605.33</b>

<b>ZUBRICK ROAD TIF FUND 823</b>	
<b>31-32 Professional Services / Road Improvements - \$165,000</b>	
Allen County Board of Commissioners (Stonebridge)	\$161,477.96
<b>Road Improvements Total</b>	<b>\$161,477.96</b>
<b>ZUBRICK ROAD FUND TOTAL EXPENDITURES</b>	
	<b>\$161,477.96</b>

<b>ZUBRICK ROAD II TIF FUND 824</b>	
<b>31-87 Professional Services / Infrastructure Proj - \$125,000</b>	
Allen County Board of Commissioners (Stonebridge)	\$120,097.81
<b>Infrastructure Total</b>	<b>\$120,097.81</b>
<b>ZUBRICK ROAD II FUND TOTAL EXPENDITURES</b>	
	<b>\$120,097.81</b>

<b>GREATBATCH TIF FUND 841</b>	
<b>31-32 Professional Services/ Road Improvements - \$170,000</b>	
<b>Greatbatch TIF Lease Totals</b>	<b>\$0.00</b>
<b>GREATBATCH FUND TOTAL EXPENDITURES</b>	<b>\$0.00</b>

<b>COVERDALE TIF FUND 843</b>	
<b>38-61 Debt Service / Franklin Electric - \$200,000</b>	
Franklin Electric / Prudential Escrow	\$118,284.14
Franklin Electric / Prudential Escrow	\$54,469.81
<b>Franklin Electric Total Total</b>	<b>\$172,753.95</b>
<b>COVERDALE FUND TOTAL EXPENDITURES</b>	<b>\$172,753.95</b>

<b>DUPONT CORNER TIF FUND 861</b>	
<b>39-51 Misc. Services / Diebold Rd Project Loan - \$500,000</b>	
Allen County Board of Commissioners	\$135,000.00
City of Fort Wayne	\$135,000.00
<b>Diebold Project Loan Totals</b>	<b>\$270,000.00</b>
<b>DUPONT CORNER FUND TOTAL EXPENDITURES</b>	<b>\$270,000.00</b>

<b>STONEBRIDGE TIF FUND 862</b>	
<b>39-50 Misc. Services / Stonebridge - \$100,000</b>	
Allen County Board of Commissioners	\$50,000.00
Allen County Board of Commissioners	\$74,000.00
<b>Stonebridge Project Loan Total</b>	<b>\$124,000.00</b>
<b>STONEBRIDGE FUND TOTAL EXPENDITURES</b>	<b>\$124,000.00</b>

<b>GROUP DELPHI TIF FUND 866</b>	
<b>31-32 Professional Services / Road Improvements - \$80,000</b>	
Allen County Board of Commissioners	\$50,000.00
Allen County Board of Commissioners	\$66,000.00
<b>Road Improvements Total</b>	<b>\$116,000.00</b>
<b>GROUP DELPHI FUND TOTAL EXPENDITURES</b>	<b>\$116,000.00</b>

<b>LAFAYETTE CENTER CORNER TIF FUND 868</b>	
<b>39-50 Other Services / BOC Revolving Fund - \$50,000</b>	
<b>BOC Revolving Fund Total</b>	<b>\$0.00</b>
<b>LAFAYETTE CENTER CORNER FUND TOTAL EXPENDITURES</b>	<b>\$0.00</b>

<b>DUPONT DIEBOLD TIF FUND 869</b>	
<b>39-51 Miscellaneous Services / Diebold Rd - \$1,500,000</b>	
Parkview Health Systems Inc.	\$367,000.00
<b>Parkview Project Loan Total</b>	<b>\$367,000.00</b>
<b>DUPONT DIEBOLD FUND TOTAL EXPENDITURES</b>	<b>\$367,000.00</b>

<b>AIRPORT EXPRESSWAY SOUTH TIF FUND 870</b>	
<b>31-32 Professional Services / Road Improvements - \$400,000</b>	
<b>Road Improvements Total</b>	<b>\$0.00</b>
<b>AIRPORT EXPRESSWAY SOUTH FUND TOTAL EXPENDITURES</b>	<b>\$0.00</b>

<b>DIEBOLD CORNER TIF FUND 871</b>	
<b>31-87 Professional Services / Infrastructure - \$250,000</b>	
<b>Road Improvements Total</b>	<b>\$0.00</b>
<b>DIEBOLD CORNER FUND TOTAL EXPENDITURES</b>	<b>\$0.00</b>

<b>DUPONT DIEBOLD CONSTRUCTION FUND 875</b>	
<b>31-18 Professional Services / Legal Services - \$20,000</b>	
<b>Legal Services Total</b>	<b>\$0.00</b>
<b>31-18 Professional Services / Engineering - \$212,000</b>	
<b>Engineering Total</b>	<b>\$0.00</b>
<b>42-92 Capital Improvements / Road Const. - \$3,125,000</b>	
Brooks Construction	\$307,643.90
Brooks Construction	\$562,071.73
Brooks Construction	\$567,090.49
Brooks Construction	\$311,826.00
Brooks Construction	\$343,618.89
<b>Road Construction Total</b>	<b>\$2,092,251.01</b>
<b>42-93 Capital Improvements / Contingency - \$200,000</b>	
<b>Contintency Total</b>	<b>\$0.00</b>
<b>DUPONT DIEBOLD CONST FUND TOTAL EXPENDITURES</b>	<b>\$2,092,251.01</b>

<b>STONEBRIDGE III TIF FUND 886</b>	
<b>31-32 Professional Services / Road Improvements - \$0</b>	
<b>Road Improvements Total</b>	<b>\$0.00</b>
<b>STONEBRIDGE TIF FUND TOTAL EXPENDITURES</b>	<b>\$0.00</b>

<b>SMITH DALMAN TIF FUND 887</b>	
<b>31-87 Professional Services / Infrastructure - \$0</b>	
<b>Road Improvements Total</b>	<b>\$0.00</b>
<b>SMITH DALMAN TIF FUND TOTAL EXPENDITURES</b>	<b>\$0.00</b>