



**BOARD OF COMMISSIONERS OF THE COUNTY OF ALLEN**  
Citizens Square Suite 410 · 200 East Berry Street · Fort Wayne, IN 46802

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**RICHARD E. BECK    THERESE M. BROWN    F. NELSON PETERS**

**MINUTES**

**Commissioners' Legislative Session**  
**10:00 AM Friday, January 11, 2019**  
**Council Chambers Courtroom – Citizens Square**

Commissioners Present:                      Nelson Peters, Therese Brown and Richard Beck

Others Present:	Chris Cloud	Commissioners Office
	Mike Green	Commissioners Office
	Jill Williamson	Commissioners Office
	Bill Fishing	County Attorney
	Vance Hernandez	Building & Grounds
	Rob Young	Hagerman Construction

Commissioner Peters called the meeting to order at 10:06 AM. Commissioner Peters led the meeting with the Pledge of Allegiance and a moment of silence.

- 1. Consider approval of the minutes of January 4, 2019.** Commissioner Brown made a motion to approve minutes of January 4, 2019. Commissioner Beck seconded the motion. Motion carried 3-0.
- 2. Consider approval of agreement between the Board of Commissioners and Ciocca Cleaning and Restoration for cleaning of various county-owned buildings.** Vance Hernandez, Director of Buildings and Grounds, presented this item. He stated this is a one year contract and it has an extension option for the following two years. The contract fee is for \$304,009.04. He stated we did go out and got 3 competitive bids. Two of them came in fairly close together but was still about 4% higher than the lowest bid which was the second closest bid. The third bid turned out to be about 100% higher than the lowest bid. Just to make sure we had the right person, who happens to be the same person we had before, we put out a survey to a few hundred people and we got 200 to respond and the feedback came back positive. Commissioner Beck made a motion to approve one year agreement between the Board of Commissioners and Ciocca Cleaning and Restoration for cleaning of various county-owned buildings with the option to renew for following two years. Commissioner Brown seconded the motion. Motion carried 3-0.
- 3. Consider approval of intergovernmental agreement for downtown development between the Board of Commissioners, City of Fort Wayne Department of Redevelopment, and Allen County Redevelopment Commission.** County Attorney Fishing stated that in 2017 the Commissioners agreed to contribute \$2 million plus the ground that is County owned at Harrison and Main Street to a boutique hotel project. The ground was being transferred to the Redevelopment Commission. The Commissioners transferred \$2 million to the County Redevelopment Commission to purchase bonds to be issued by the Fort Wayne Redevelopment Commission. The FW Redevelopment Commission agreed to repay the Commissioners \$2,164,050 contribution out of TIF proceeds from the project. The project is one of many projects in the area. The only thing pledged to the repayment of your TIF loan is the project itself, TIF revenues. This agreement today authorizes the transfer of the property which is actually the step the Commissioners are taking. It also authorizes the issuance of the bonds which has been approved by the Redevelopment Commission. Commissioner Peters stated that it is recollection that should TIF for some reason not pan out, there is another avenue from which we can be paid. Attorney Fishing stated there are other avenues but nothing is pledged. The only pledge is the TIF revenue over 10 years ending in 2031. The revenue projections show full repayment in is little as five years but those are projections.

Commissioner Brown made a motion to approve intergovernmental agreement for downtown development between the Board of Commissioners, City of Fort Wayne Department of Redevelopment, and Allen County Redevelopment Commission. Commissioner Beck seconded the motion. Motion carried 3-0.

- 4. Consider approval of change order #4 on the Allen County Work Release project. Cost - \$1,449.00 (decrease).** Chris Cloud, Chief of Staff, stated there was an allowance authorization early in the project to clean out the grease traps from the existing facility. It had sat idle for years so the allowance was for a worse-case scenario when they cleaned out the grease traps. They did not have to do that option so this deduct recognizes the cost savings. Commissioner Brown made a motion to approve change order #4 on the Allen County Work Release project. Cost - \$1,449.00 (decrease). Commissioner Beck seconded the motion. Motion carried 3-0.
- 5. Consider approval of sewer and communications easement between the Board of Commissioners and City of Fort Wayne Redevelopment Commission.** Chris Cloud, Chief of Staff, stated the Commissioners transferred property to the FW Redevelopment Commission to be the future home of the Halls restaurant that is moving the old building that is currently sitting on wheels that will eventually be moving south across Superior St. We had to relocate some of our private utilities that are on that site that feed from the Small Claims Court building over to Community Corrections. It had to be moved a little further north on the site to make way for the crawl space for the building. This easement is provided to us for those utilities so that we can service them if needed once the land is transferred over to Hall's permanently. Commissioner Beck made a motion to approve sewer and communications easement between the Board of Commissioners and City of Fort Wayne Redevelopment Commission. Commissioner Brown seconded the motion. Motion carried 3-0.
- 6. Consider approval of appointments to various boards and commissions.** Chris Cloud, Chief of Staff, stated the names before the Commissioners are Steve Gilbert for the Allen County Ethic's Commission and then a ratification for appointments to the Allen County Redevelopment Commission for Joe Kinder, Rich Beck and Kurt Gutman. The timing of those was in December not January so we were a little late on the appointments so this is a ratification of the official appointment. Commissioner Brown made a motion to approve the appointments. Commissioner Beck seconded the motion. Motion carried 3-0.
- 7. Consider approval of claims submitted for payment.** Commissioner Brown made a motion to approve the claims as submitted in the amount of \$1,422,301.57. Commissioner Beck seconded the motion. Motion carried 3-0.
- 8. Other Business:**

**Consider approval of extra attorney coverage for the Building Department staff meetings.** Chris Cloud, Chief of Staff, stated Beers, Mallers, Back & Salin has proposed an attorney of theirs who has extensive background in contracting having been a private contractor himself for a while. Mr. Caywood has accepted that recommendation of appointment of attorney so we need an agreement using our standard agreement form with attorneys with Beers, Mallers to cover it at our standard rate. Mr. Caywood is paying all expenses. Commissioner Brown made a motion to approve. Commissioner Beck seconded the motion. Motion carried 3-0.
- 9. Approval to waive the 2nd Reading on any matter approved today and for which it may be deemed necessary for the Legislative Session of January 11, 2019.** Commissioner Beck made a motion to approve the waiving of the 2nd Reading on any matter approved today and for which it may be deemed necessary for the Legislative Session of January 11, 2019. Commissioner Brown seconded the motion. Motion carried 3-0.
- 10. Comments from the Public**
- 11. Motion to Adjourn.** Meeting adjourned at 10:18 a.m.

*Allen County does not discriminate because of disability in the admission to, or treatment or employment in, its programs or activities. The Human Resources Director has been designated to coordinate compliance with nondiscrimination requirements contained in Section 35.107 of the Department of Justice regulations. Information concerning the provisions of the Americans with Disabilities Act, and the rights provided therein, and Allen County's ADA policy is available from the ADA Coordinator. Suggestions on how the County can better meet the needs of persons with disabilities may be submitted to the ADA coordinator at: Human Resources Department, 200 East Berry Street, Suite 380, Fort Wayne, IN 46802, or by phone at (260) 449-7217.*