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1 STATE OF INDIANA)
)SS:

2 COUNTY OF ALLEN)

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7 BOARD OF COMMISSIONERS
 OF THE COUNTY OF ALLEN

8

9 RE: LEGISLATIVE SESSION OF
10 June 15, 2005

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14

DATE: June 15, 2005

15

16

TIME: 10:09 a.m.

17

18

LOCATION: Room 200
 Commissioners Courtroom
 City-County Building
 1 East Main Street
 Fort Wayne, Indiana 46802

21

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REPORTER: Kimberlee M. Adams

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1 PRESENT:

2

Marla J. Irving Allen County Commissioner

3

Nelson Peters Allen County Commissioner

4

Susan Elser Allen County Board of

- 5 Commissioners Office
- 6 John McGauley Allen County Public
Information Office
- 7
- 8 Mary Hitchens Allen County Public
Information Office
- 9 G. William Fishing Allen County Counsel
- 10 Michael Fitch Director, Allen County
Highway Department
- 11
- 12 Chandra Reichart Allen County Juvenile Center
- 13
- 14 Joseph Brita Allen County Juvenile Center
- 15
- 16 Sheila Hudson Director, Allen County
Community Corrections
- 17 Ed Steenman Director, Allen County
Information Technology
- 18
- 19 Ashley Steenman Allen County Economic
Development
- 20
- 21 Scott Harrold Allen County
Economic Development
- 22
- 23 Alex Wernher Director, Allen County GIS
- 24
- 25 Jeff Bowman WPTA-TV
- 0003
- 26 Lisa Blosser Allen County Auditor
- 27
- 28 Kimberlee Adams Rolf Reporting, Inc.
- 29
- 30 Dan Stockman Journal Gazette
- 31
- 32 Kevin Leininger News Sentinel

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1 IRVING: Good morning, and thank you for joining us
2 for the Commissioners Legislative Session. Today is
3 June 15th, 2005. And we'll start by saying the
4 Pledge of Allegiance and moment of silence.
5 PETERS: All right.
6 IRVING: Commissioner Peters, would you like to lead
7 us?
8 PETERS: I will.
9 (At this time, the Pledge of Allegiance
10 was recited in unison, and a moment of
11 silence was recognized by all.)
12 IRVING: Thank you very much. And thank you,
13 Commissioner Peters.
14 PETERS: My pleasure.
15 IRVING: First on the Agenda today is the approval of
16 the Minutes of June 8th.
17 PETERS: I make a motion to approve the Minutes of

18 June 8th.

19 IRVING: I'll second the motion. All in favor, say,

20 "Aye."

21 PETERS: Aye.

22 IRVING: Aye. Motion carried. Second on the Agenda

23 is the Settlement Agreement between the United States

24 of America and Allen County, Indiana under the

25 Americans with Disabilities Act. Good morning, Mr.

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1 Fishing.

2 FISHERING: Ladies and gentlemen, I'm Bill Fishing,

3 the County attorney. We would request another week

4 deferral on this. Unfortunately, the lead attorney

5 for the Department of Justice has a daughter who, I

6 believe, is having two root canals and has been out

7 of the office. So we did not get it firmed up.

8 However, I do believe we'll have it done by next

9 week.

10 PETERS: They--I--

11 IRVING: It's probably more information than we

12 needed. What do you think? Go ahead.

13 PETERS: I make a motion that we defer the Settlement

14 Agreement until next week.

15 IRVING: I'll second that motion. All in favor, say,

16 "Aye."

17 PETERS: Aye.

18 IRVING: Aye. Motion carried. Item Number 3,

19 consideration of a LEDGE Agreement with General

20 Motors. Good morning, Mr. Harrold.

21 HARROLD: Good morning.

22 PETERS: Good morning.

23 HARROLD: I'm Scott Harrold with the County Planning

24 Department, and with me is Mr. Fishing, the County

25 attorney. Just as a brief introduction, this all

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1 goes back to last fall when we were negotiating with

2 GM to secure the additional investment in the GM Fort

3 Wayne truck assembly plant. We were competing with

4 other facilities for this investment, and we are very

5 happy that we were able to secure it. It's

6 \$160,000,000.00 investment in the local plant. It's

7 going to help secure our future.

8 The LEDGE Agreement was part of the incentive

9 package that we had promised them at that time, and
10 it's just taken a while for us to work through the
11 details. And in fact--and Mr. Fishing was still
12 working on the details with GM attorneys earlier this
13 week, so I think we've got everything ironed out now.
14 The LEDGE Agreement basically spells out the terms
15 and conditions, the responsibilities of both parties.
16 GM's responsibilities are to maintain employment at a
17 certain level of 2,650, to create about 200
18 additional job, to maintain payroll at 200,000,000
19 [\$200,000,000.00]. Our responsibility is to give
20 them--to basically, purchase a piece of equipment for
21 them--\$2,000,000.00 worth of equipment. We will then
22 lease it back to them. We will have a separate lease
23 agreement that will go through the Redevelopment
24 Commission. They will be the party that we--we do
25 the lease--sublease through. I guess, it--Bill, if
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1 you want to add anything, it's--
2 FISHERING: No. It--it has a provision that is they
3 don't comply, we, in essence, cease making those
4 payments and--and it's not technically what's
5 referred to as a clawback, but it allows us to
6 recapture some of the money should it occur that they
7 don't live up to their obligations.

8 PETERS: Is it a matter of recapturing the money or
9 is it just a matter of not paying--

10 FISHERING: No, it's a recapture--

11 PETERS: --the money?

12 FISHERING: --in this case because this is an up
13 front payment. It differs from the Goodrich deal in
14 that respect.

15 PETERS: Okay.

16 IRVING: I know the answer, so--they say that you
17 should never ask a question you don't know the
18 answer, but I think maybe our audience might like to
19 know. Have we ever done anything like this before
20 where we have purchased a piece of equipment and--to
21 moder--to help modernize a plant and then have gone
22 through--

23 HARROLD: Right.

24 IRVING: --this type of an incentive?

25 HARROLD: Yeah, ac--actually the first one--the time

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1 that we did this was for Uniroyal Goodrich--

2 IRVING: Uh-huh (affirmative).

3 HARROLD: --several years ago when they expanded

4 their facility--or added modernizing equipment to

5 their facility out in Woodburn. That was really the

6 cutting edge of this sort of idea behind this. I

7 mean, it was--it was a deal where Uniroyal was either

8 going to, you know--you know--

9 IRVING: Right.

10 HARROLD: --modernize the plant or potentially close

11 it. And that sort of woke us up that maybe we needed

12 to start doing a little bit more. And this was

13 something that--it's actually based on a program the

14 State has.

15 IRVING: Uh-huh (affirmative).

16 HARROLD: And we sort of took that and adopted

17 it--some of the concepts and made it our own, I

18 guess.

19 IRVING: Right.

20 PETERS: As I recall, I think the minimum number of

21 jobs that were established under this were at about

22 2600, or something like that. Suppose--

23 HARROLD: That's correct.

24 PETERS: --suppose they, for whatever reason,

25 increase to 3200 jobs, do we owe them anything in

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1 addition to this current obligation?

2 FISHERING: No, the LEDGE Agreement only has a

3 provision that if they fall below the 2600, then we

4 recapture some of the funds. There's no provision

5 for additional funds under this agreement.

6 PETERS: Okay.

7 IRVING: It's 2650, isn't that right--

8 HARROLD: That's correct.

9 IRVING: --that they have to maintain? And their

10 present employment right now is 27-something [2700],

11 if I'm correct?

12 FISHERING: Twenty-seven nineteen [2719] was the

13 number.

14 IRVING: Is it 2719?

15 FISHERING: But we had a discussion about their

16 full-time employment equivalence, and we had a

17 discussion of where that number actually fell out and
18 we ended up with the 2650 or the 2600. I don't
19 remember the exact number off the top of my head.
20 PETERS: All right.
21 IRVING: Do you have anymore questions?
22 PETERS: I do not. And as such, I would make a
23 motion for this LEDGE Agreement with General Motors.
24 IRVING: I'll second it--second it. All in favor,
25 say, "Aye."

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1 PETERS: Aye.
2 IRVING: Aye. Motion carried. Thank you for both of
3 your hard work.
4 HARROLD: Thank you.
5 IRVING: Item Number 5 is consideration of a
6 Resolution approving the use of the
7 intermental--int--incremental--I guess I need to put
8 my glasses back on--incremental taxes from the
9 I-469/Bluffton Road (Nestle) Allocation Area to pay
10 principal and interest on the Allen County
11 Redevelopment District Tax Increment Revenue Bonds,
12 Series 2005A.
13 HARROLD: Okay. Yeah, that's quite a mouthful.
14 Basically, this is--this item and also the--the other
15 item, the CEDIT one that I have on the Agenda,
16 they're both related to the GM project. This is on
17 the finan--financing side of it. We are in the
18 process of issuing new tax increment financing bonds.
19 Part of that is to refund a 1997 issue and part of it
20 is to raise the addi--the new funds for the LEDGE
21 incentive to GM. The--in the process of doing that,
22 the old '97 bonds were--we had arranged to provide
23 that any excess money from the Nestle TIFF district
24 would be available to help pay--make the bond
25 payments on the GM TIFF issue. And part of that was

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1 because we were having a problem with shortfall of
2 TIFF revenue. In the process of refinancing it,
3 we're restructuring the cashflow to help out that
4 situation as well. But basically, the--the projects
5 that were done in '97 also served the Nestle facility
6 in the whole southwest area. And our bond counsel
7 determined that by--because of that that we are able

8 to use excess Nestle TIFF revenue to help out.
9 Basically what this Resolution is doing is
10 reaffirming what we did in 2001 to say that, you
11 know, we already made this determination, but we want
12 it to apply to the 2005A Series which is a part--part
13 of the new issue that is refunding the '97 issue.
14 Now we can't use those funds for the--the new money
15 because that's solely incentive and it's located on
16 GM's property. So it's not--not related. But we can
17 still use the excess funds to--as a backup as--of
18 sorts for the--the new 2005A issue. Basically,
19 that's just giving us one extra source of funding to
20 make sure that we are able to make our debt service
21 payments, and more importantly, to make sure that if
22 something goes wrong, we don't have to have CEDIT
23 money. And I--I--
24 IRVING: I kind of threw you for a loop when I went
25 into the wrong succession here, didn't I?

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1 HARROLD: It doesn't matter. I--
2 IRVING: Okay.
3 HARROLD: --I'm prepared to talk about anything this
4 morning, for the most part.
5 IRVING: Is there any questions?
6 PETERS: Yeah, I've got one quick question. How much
7 of the Nestle TIFF funds will go to back the current
8 LEDGE proposal, all of them?
9 HARROLD: Actually, none of them will go to the
10 LEDGE. The--the--basically our bond payments for
11 Nestle are about \$240,000.00 a year. We're
12 generating about \$450,000.00 a year. So we have
13 about \$200,000.00 a year extra that can go toward
14 making bond payments on the portion of the bond issue
15 that's refinancing the '97 issue.
16 PETERS: Okay, so it's bond payments on the ninety--
17 HARROLD: Seven.
18 PETERS: --seven ['97]--
19 HARROLD: Right.
20 PETERS: --issue.
21 HARROLD: Right.
22 IRVING: Right.
23 PETERS: Not LEDGE.
24 HARROLD: Right.

25 PETERS: Gotcha.

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1 HARROLD: Right.

2 PETERS: Okay, thanks.

3 IRVING: Okay. I'll entertain a motion.

4 PETERS: On which one? No.

5 IRVING: We'll get to four. Sometimes four and five
6 are confusing.

7 PETERS: I'll make a motion to--for Resolution to
8 approve the use of incremental tax from the
9 I-469/Bluffton Road allocation area.

10 IRVING: I'll second the motion. All in favor, say,
11 "Aye."

12 PETERS: Aye.

13 IRVING: Aye. Motion carried. Now we'll go back to
14 Agenda Item Number 4, consideration of a Resolution
15 increasing the amount of the pledge of CEDIT funds as
16 a backup for the debt service of the Allen County
17 Redevelopment District Tax Incentive Revenue Bonds of
18 2005.

19 HARROLD: Okay. This is basically, if you recall
20 about a month ago, we were before you, basically,
21 with the same Resolution. I really hate to do things
22 twice. It's sort of a pet peeve of mine. It just
23 bugs me to all heck, but the--

24 IRVING: Well, it bugs me when I miss things too.

25 HARROLD: --after--after our last meeting here,

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1 we--we were--at that time, we were working with some
2 rating agencies like Moody's, to try and get
3 investment grade rating on the bond issue. We
4 thought we were going to get that. Unfortunately, we
5 were turned down for that investment grade rating.
6 That has several repercussions, the most important
7 being that this is--has all of a sudden become a lot
8 more expensive bond issue. So basically, this
9 Resolution takes two approaches. The first is it's
10 raising the maximum CEDIT amount to \$1.5 million in
11 any given year. Now the--the actual amount that
12 you're on the hook on it for is the debt service on
13 the bond, and that--that amount is increasing over
14 time. You don't actually exceed the \$1.1 million of
15 your last Resolution until like 2013. But in the

16 later years, we had to, you know, increase the bond
17 payment amounts. And a lot of that is just interest
18 from--the interest rates are going up because we
19 don't have investment grade rating right now.

20 The other thing that this Resolution does is
21 it's something, in talking with the rating agencies,
22 basically, they were uncomfortable with two things.
23 One, being that it's a single-payer TIF district, GM
24 being the only payer in that district. And even
25 though we told them we had, you know, the Nestle
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1 backup and we have other things, and we also had the
2 CEDIT backup, basically, what they started doing is
3 just looking at the CEDIT revenue because they
4 thought that was a more secure source of funding than
5 the--the property taxes, which I don't really
6 understand. And as you know, our CEDIT revenues have
7 been declining over the last three years, so they saw
8 the CEDIT revenues declining and that put some
9 question marks in their head as well. So basically,
10 they weren't comfortable with giving us investment
11 grade rating because of that, even though, you know,
12 we basically got three good sources of funding for
13 this. Any two of them alone will be more than enough
14 to make the payments. We feel very confident in our
15 ability to make the payments. But--and we really
16 don't think we'll ever have to use CEDIT, but
17 it's--what it's come down to is that they wanted
18 something more. And one thing they said is it--if
19 there is some sort of language, basically, saying
20 that the County feels a moral obligation to make sure
21 that we don't default on these--these bonds--
22 IRVING: Right.

23 HARROLD: --that they would take it back to
24 their--they have a committee that reviews these
25 things, and they would give us one last shot at
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1 investment grade rating. And from our discussions
2 with them, there's some additional language in here
3 that says if for some reason, the GM revenue, the
4 Nestle revenue, and the CEDIT revenue aren't enough
5 to make our bond payment, we will look to see what
6 other legally available funds we have available to

7 help out. It's not a general obligation bond in that
8 you're saying that you're going to raise taxes for
9 it, but it's just basically saying, "Look,
10 we'll--we'll see if we can find some money
11 somewhere."
12 IRVING: They just want to make sure--
13 HARROLD: Yeah.
14 IRVING: --they get paid--
15 HARROLD: Right.
16 IRVING: --one way or the other, yes.
17 HARROLD: And we're very hopeful that that will get
18 us the investment grade rating because it will save
19 us a lot of money over the term of the bond issue. I
20 think we're talking about a total of two or three
21 million dollars [\$2,000,000.00 or \$3,000,000.00] just
22 the difference in interest rates from getting that
23 investment grade rating. Now if for some reason we
24 don't get that, we're--you know, we're still prepared
25 to move forward, but it's just going to be a little
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1 more expensive. And you know, we're--we're trying to
2 look out--even though this is a TIFF district, it's
3 still taxpayer dollars. It--I mean, once we get the
4 bond issues paid off, that--that money will be freed
5 up for other, you know, the schools and that sort of
6 thing. So--yeah, we want to try and save as much as
7 we can here. I--I guess with that, I'd be happy to
8 answer any questions that you have.

9 PETERS: Is it the bond rating issue that forces us
10 into a pledge of \$1.5 million per year instead of 1.1
11 [\$1.1 million].

12 HARROLD: Yes, that's correct.

13 PETERS: Now that is the sole issue--

14 HARROLD: Yeah.

15 PETERS: --behind that.

16 HARROLD: Yeah.

17 PETERS: And it is the hodge podge of funds, so to
18 speak, that they weren't real comfortable with--

19 HARROLD: Yeah.

20 PETERS: --that pushes us into that rating--

21 HARROLD: Right.

22 PETERS: --grade?

23 HARROLD: Right.

24 PETERS: Is there any way to increase that rating?

25 One of the things you mentioned was the moral

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1 obligation language.

2 HARROLD: Yeah. And that--that language is in the

3 resolution. There is a section that says--where is

4 it--basically, there's a section that says we

5 will--let me see if I can find that real quick.

6 IRVING: Morally--I've got it.

7 PETERS: Well, I guess what I'm asking--and I would

8 conceive that it's in there, but--

9 HARROLD: Right, right.

10 PETERS: --I guess what I'm asking is, upon approval

11 of this, this becomes a worse case scenario for us.

12 HARROLD: That's correct.

13 PETERS: The resolution goes back to them--

14 HARROLD: Right.

15 PETERS: --and there is the potential that the bond

16 rating goes up--

17 HARROLD: Right.

18 PETERS: --the \$1.5 million backup goes down--

19 HARROLD: Yeah, yeah.

20 PETERS: --and we live happily ever after.

21 HARROLD: I mean, basically the way the 1.5 [\$1.5

22 million] is is that's the maximum amount.

23 PETERS: Okay.

24 HARROLD: If we get an investment grade rating, the

25 maximum will be the highest annual debt service,

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1 which, you know, with the investment grade rating,

2 we're back down to 1.1 [\$1.1 million]. But honestly,

3 I--I hope we never have to touch CEDIT. There's so

4 many other uses that, and you know--

5 PETERS: Right.

6 IRVING: Yeah.

7 HARROLD: --we've done everything over the last few

8 years. We've had a lot of difficulty, but we found

9 ways to make sure we didn't have to do that. And

10 there's actually a lot of development starting to go

11 on out in that area that, you know, other TIFF

12 districts that we'll--you know, we'll be able to help

13 some other TIFF districts in the future. But, you

14 know, the rating agencies don't look at potential,

15 they don't look at the future, they look at what's--

16 PETERS: Right.

17 HARROLD: --what's in front of you right now. So,
18 you know, we feel confident that you're never going
19 to have to use this. But, you know, there's always
20 the possibility that something could happen that we'd
21 have to use it, but you know, we're trying to
22 minimize that.

23 PETERS: Now what happens with any unused portion?

24 HARROLD: You don't--actually, I--I think the way
25 we've got it set up is you aren't actually going to

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1 have to even appropriate it. I mean--

2 PETERS: Okay.

3 HARROLD: --because what will happen is each--each
4 July, we'll look at how much money we have to make
5 the next two bond payments. If we have enough money,
6 come budget time, you don't have to worry about it.

7 It--

8 PETERS: So you're really not raising anymore than
9 what's absolutely necessary at the time.

10 HARROLD: Right, right. If for some reason we would
11 need some funds, then we would have to have it
12 appropriated and transferred out of CEDIT.

13 PETERS: Right.

14 IRVING: Uh-huh (affirmative).

15 HARROLD: But if--this will be something that will be
16 reviewed on an annual basis, and if the money isn't
17 used and then stays in CEDIT. So it just rolls over
18 to the next year.

19 PETERS: Well, I would make a motion on the
20 resolution increasing the amount of pledge of CEDIT
21 fund as a backup for the debt service.

22 IRVING: I'll second the motion. All in favor, say,
23 "Aye."

24 PETERS: Aye.

25 IRVING: Aye. Motion carried. Thank you.

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1 HARROLD: Thank you very much.

2 IRVING: Would you like to introduce your new
3 employer.

4 HARROLD: Yes. Ashley Steenman is our new Associate
5 Planner in our department. She just started Monday,

6 and we're very happy to have some help up there.

7 IRVING: Great.

8 PETERS: Welcome aboard.

9 HARROLD: Things are getting very busy.

10 IRVING: Welcome. Congratulations. Okay, Item
11 Number 6, approval of the grant agreement between the
12 Indiana Department of Corrections and the Board of
13 Commissioners and the Auditor of Allen County on
14 behalf of the Allen--Allen County Community
15 Corrections. Good morning.

16 HUDSON: Good morning, Commissioners.

17 IRVING: How are you, Sheila?

18 PETERS: Good morning.

19 HUDSON: I am fine. Good morning, my name is Sheila
20 Hudson. I'm the Director of Allen County Community
21 Corrections Adult Division and I'm coming before the
22 Commissioners today to sign a contract for the 20th
23 year of our operation. This year the grant is only
24 for one year. The new administration has taken it
25 upon itself to--we originally submitted a two-year
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1 grant. They--they have decided they're going to
2 renew on a yearly basis, so--

3 IRVING: This is our yearly grant. And do you have
4 any questions on it, Commissioner Peters?

5 PETERS: I don't believe so.

6 IRVING: I'll entertain a motion.

7 PETERS: I make a motion to approve the grant
8 agreement between Indiana Department of Corrections,
9 us, the Auditor, on behalf of Allen County Community
10 Corrections.

11 IRVING: I'll second the motion. All in favor, say,
12 "Aye."

13 PETERS: Aye.

14 IRVING: Aye. Motion carried.

15 HUDSON: Okay. Thank you very much.

16 IRVING: Thank you. Item Number 7, the approval of
17 the grant agreement between the Indiana Department of
18 Corrections and the Board of Commissioners and the
19 Auditor of the County on behalf of the Allen County
20 Juvenile Division. Good morning, Joe.

21 BRITA: Good morning, Commissioners. I'm Joe Brita
22 with the Allen County Juvenile Center with Chandra

23 Reichart who is our bookkeeper. And we're here for
24 the juvenile portion of what Sheila just said.

25 IRVING: You don't have anything--

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1 BRITA: I had--no.

2 IRVING: --to add to it?

3 BRITA: No, ma'am.

4 FISHERING: They will be entering into a subgrant
5 agreement with us.

6 IRVING: I'm sorry?

7 FISHERING: We're a pass-through entity--

8 IRVING: Right.

9 FISHERING: --in this particular matter unlike the
10 Community Corrections where it's directly under you.
11 And I've talked to them about entering into a
12 subgrant agreement, and there's been a draft of that
13 done. But we would request the approval of this and
14 it would just wait to be finished subject to that
15 subgrant agreement.

16 PETERS: I would--I would only ask that--and I don't
17 know whether it's been changed at this point--but
18 that the County Commissioners as they are listed in
19 page two of six of the grant application that the
20 titles be fixed accordingly.

21 IRVING: We had asked Susan--

22 PETERS: And it--and it may be done already.

23 ELSER: It's already--

24 PETERS: I don't know.

25 ELSER: --gone to the State.

0026

1 REICHART: That grant application was actually
2 submitted in January of this year.

3 PETERS: Okay.

4 REICHART: It's already been received at the State.

5 PETERS: Okay. Well--

6 IRVING: Well, then I guess you're lucky you're name
7 is even on there. Aren't we?

8 PETERS: I would--

9 IRVING: Okay.

10 PETERS: --I would move approval of the grant
11 agreement between the Indiana Department of
12 Corrections, the Board of Commissioners, the Auditor,
13 on behalf of Allen County Juvenile Division.

14 IRVING: I'll second the motion. All in favor, say,
15 "Aye."

16 PETERS: Aye.

17 IRVING: Aye. Motion carried.

18 REICHART: Thank you.

19 IRVING: Thank you.

20 BRITA: Thank you, Commissioners.

21 IRVING: Have a wonderful week. Item Number 8,
22 approval of the 2004 Annual Operation Report for
23 Local Roads and Streets at the Highway Department.
24 Good morning, Mr. Fitch.

25 FITCH: Good morning. Mike Fitch, Allen County
0027

1 Highway. This is the final report for the--that
2 State Board of Accounts requires for the year,
3 December 31st, 2004 covering our annual operating
4 costs. It reports the receipts and disbursements for
5 the year 2004.

6 IRVING: Uh-huh (affirmative).

7 PETERS: This was an interesting report. You've done
8 this for how many years?

9 FITCH: Forever. I've--well, I don't how--when it
10 first--

11 PETERS: A long time.

12 FITCH: --started, but it's been an annual
13 requirement for probably 20, 25 years.

14 PETERS: It's--it is very enlightening. I would make
15 a motion that we approve the 2004 Annual Operational
16 Report for Local Streets--Local Roads and Streets for
17 the Highway Department.

18 IRVING: I'll second the motion. All in favor, say,
19 "Aye."

20 PETERS: Aye.

21 IRVING: Aye. Motion carried. I think you have a
22 few more things on the Agenda.

23 FITCH: Yes.

24 IRVING: Item Number 9, approve a Change Order #3 for
25 the Marion Center Road Bridge over St. Mary's River,
0028

1 Project #BR1496, Bid Ref #49-04 between R. L. McCoy
2 and Allen County. And the total for the Change Order
3 is \$3,620.88.

4 PETERS: I didn't hear you. Could you say that

5 again, please? I'm kidding.

6 IRVING: It's \$3,620.88.

7 PETERS: Well, I was talking about the whole thing.

8 IRVING: Well, I know. We have to read it into the
9 record.

10 FITCH: This is various items--compact aggregate,
11 bituminous base surface, primecoat, tack coat. This
12 project is nearing completion, and this is just
13 wrapping up all of the increases and decreases. The
14 final result was an increase of a little over
15 \$3,000.00.

16 PETERS: I then make a motion for approval.

17 IRVING: I'll second the motion. All in favor, say,
18 "Aye."

19 PETERS: Aye.

20 IRVING: Aye. The motion passes. Item Number 10,
21 approval and award Quotation Bid for 2005 Concrete
22 Pavement Repair Package #3, Northeast which is the
23 Oak Crossing and the Lake River Estates Addition,
24 Project #05-204 to Newell Construction Company. The
25 total award was \$39,250.00. The es--the engineer's
0029

1 estimate was \$50,080.00.

2 FITCH: Okay. We received bids from three
3 contractors, and as you stated, Newell Construction
4 was the low bidder, and the Highway Department
5 recommends awarding it to Newell Construction.

6 PETERS: I make a motion on the--the approval and the
7 award of the quotation bid for Repair Package #3.

8 IRVING: I'll second the motion. All in favor, say,
9 "Aye."

10 PETERS: Aye.

11 IRVING: Aye. Motion carried. Does your crystal
12 ball tell you, Mike, how long we're going to continue
13 to get these good bids on some of these projects?

14 FITCH: Continue to get bids?

15 PETERS: Good bids.

16 IRVING: No, good bids. I mean, that's--

17 FITCH: I hope--

18 IRVING: --the--we've really gotten some very good
19 bids for the last couple of years.

20 FITCH: Yes, I've been very--very surprised with the
21 information I've gotten, you know, through the

22 industry about higher concrete prices and bituminous
23 prices, and--
24 IRVING: Right.

25 FITCH: --we still continue to get--
0030

1 IRVING: Uh-huh (affirmative).

2 FITCH: --very good bids. So I'm not sure where
3 they're cutting their margins, but everybody is kind
4 of surprised. I know the airport got some bids
5 yesterday and they were like \$300,000.00 under their
6 engineer's estimate, so--

7 IRVING: Well, rebar has gone so high too. And it
8 just--

9 FITCH: Yeah.

10 IRVING: --surprises me on all of these bridge
11 projects that we're--

12 FITCH: Yeah.

13 IRVING: --coming in so far under.

14 FITCH: Well, we have a lot of projects coming up, so
15 we're hoping to continue this trend.

16 IRVING: Okay.

17 FITCH: It allows us to do more.

18 IRVING: We did vote on that, right? Okay. Agenda
19 Item Number 11, approve the Weight Limit Posting
20 Change for Marion Center Road Bridge over St. Mary's
21 River. Repost 18 Ton Weight Limit from 3 Ton Weight
22 Limit. Posting change is the result of the
23 completion of the bridge and will be effective on
24 June 15th, 2005.

25 FITCH: Yeah, this is a--basically allows heavier
0031

1 vehicles to cross the bridge. Currently three--the
2 three ton posted would not allow school buses. So
3 the new posting will allow school buses and heavier
4 trucks to cross the structure.

5 PETERS: I make a motion to approve the Weight Limit
6 Posting Change for Marion Center Road over St. Mary's
7 River.

8 IRVING: I'll second it. All in favor, say, "Aye."

9 PETERS: Aye.

10 IRVING: Aye. Motion carried. Mike, refresh my
11 memory, what ton limit is it for buses--for school
12 buses?

13 FITCH: Five ton--
14 IRVING: It's five for them.
15 FITCH: --or higher.
16 IRVING: That's great. Okay, Item Number 12, approve
17 traffic posting changes for the following: Ort Drive
18 at Havenwood Drive, post a STOP sign; Wayne Trace
19 Access Road at east side of I-469, post NO PARKING;
20 Bishop Road, from SR #1 to North County Line, post NO
21 THRU TRUCKS.
22 PETERS: I'd so--
23 IRVING: Do you want me to repeat those?
24 PETERS: --move. No, I got that one.
25 IRVING: Okay.

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1 PETERS: I'll so move on those postings.
2 IRVING: I'll second it. All in favor, say, "Aye."
3 PETERS: Aye.
4 IRVING: Aye. Motion carried.
5 FITCH: That's all I have today.
6 IRVING: Thank you--
7 FITCH: Thank you very much.
8 IRVING: --very much, Mike. Have a good week.
9 FITCH: You too.
10 IRVING: Last week, we were supposed to have a
11 presentation by Alex Wernher, which is the head of
12 our GIS Department. And I think today, he would like
13 to share that with us. Do we need to come around
14 there, Alex?
15 WERNHER: Yes. Thank you, Commissioners.
16 IRVING: Okay.
17 WERNHER: Yeah, I will be lowering the screen here.
18 IRVING: You got it?
19 WERNHER: Great. Well, good morning, Commissioners.
20 IRVING: Good morning.
21 PETERS: Good morning.
22 WERNHER: I'm very excited to present this to you.
23 It's something that Commissioner Bloom and the iMAP
24 Board have been working on for a long time. It's the
25 first phase of our GIS website for Allen County. And

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1 it's a three-phase project. This phase represents
2 the public viewer. One of the early goals of the
3 Board was to be able to present the base data that

4 was collected by bond to the public free of charge so
5 that they can share in that investment. And this is
6 that portal to do that. It can be reached by going
7 to Allen County's website which is at
8 www.AllenCounty.us. And right down here is the link
9 that can bring you to that site. And this the
10 initial viewer. As I said, it's a three-phase
11 project. These two buttons right here are the second
12 and third phases of the project that--it will bring--
13 I'll have to describe that in a minute. But what's
14 available right now is our public access portal. We
15 can click right in there and then accept a disclaimer
16 and then you're into the website.

17 Now there's two major components to the
18 website. I'll focus on this first one which is the
19 primary one. It's our GIS data viewer. And we can
20 open that up, and that's going to bring you right
21 into our GIS system and show you the--the--an initial
22 map of Allen County. Now the--for those of you who
23 aren't familiar with GIS, the strength of GIS is you
24 can take spatial data and tie it to attribute
25 information like tax records and use that to do

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1 analysis or pres--present information easily to the
2 public without having to show a lot of graphs and
3 tables that people aren't inter--easy to interpret.

4 So we can--

5 IRVING: Alex.

6 WERNHER: Yes.

7 IRVING: Our TV audience is having trouble listening
8 to you. Could you move the microphone.

9 WERNHER: Sure.

10 IRVING: There. Thank you.

11 WERNHER: There we go. How's that? Hopefully that
12 will be--that will be good.

13 When you enter the--the viewer, you can see
14 all of Allen County. And from there, you can zoom
15 in. As you zoom in, we have some tool bars here.
16 This is your zoom in button. And as you zoom in over
17 an area, more information is displayed. And we can
18 continue to zoom in to a street and you begin to see
19 some of the base data that we have--orthophotography,
20 parcel information. There is a legend tab here that

21 tells you what all of these lines represent--parcel
22 lines and lot lines and subdivision boundaries. And
23 the quality and accuracy of the data is very good.
24 Our orthophotography has six inch pixel resolution.
25 So we can zoom in around a property quite close and
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1 see the information that's there through the
2 photography. Now there are some very convenient
3 searches available to the public viewer. In the
4 public viewer, we can search on a parcel number which
5 is--we have two parcel numbers, our new State
6 mandated number and our older key number. You can
7 search on an address, which is information that most
8 people are familiar with. And then you can also
9 search if you know--like you want to find the zoo,
10 you can use it's place name and type in, for example,
11 "ZOO." And any record in there that has that word in
12 it, will--will appear. When that search is done, we
13 can zoom to that feature. And we zoomed in--we
14 stayed at the same scale, so let me just zoom out a
15 little. Wait, you'll be brought right to the zoo.

16 I'll do an example of a parcel search real
17 quick for you. If you've got an address that you are
18 interested in, you can type in the street address by
19 putting in the street number here in the--in the
20 number field and then the street name--I have to work
21 on my typing--and then hit the search button. And it
22 will find that address point, and then we can zoom to
23 that feature. And you can see there's a star placed
24 right by the house that it was looking at. So this
25 is a lot of benefit for the people looking for new

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1 homes, the real estate community. But that's just
2 the beginning. If you want to find out tax
3 information about your house or assessed values, we
4 can use this parcel identify button--and I--I'll just
5 say, any--any time you hang over a toolbar here, you
6 can--the--what it is will appear in a moment. But we
7 can click on that and then click in the parcel, and
8 some basic tax information and property information
9 will come up such as the parcel number, an old key
10 number, the mailing and property address, whether
11 you've got a homestead exemption, and if you do, what

12 that value is, what your real estate tax is--in this
13 case, this is real estate tax for '04 payable in
14 2005--and then what the assessed value for the
15 property and land are. Your total assessed value is
16 just the addition of these two fields, and we're
17 going to be adding that actually in the next couple
18 of phases so it makes it a little easier for the
19 public. It--but this is good. In this case, this
20 property owner doesn't have an exemption and--so this
21 kind of information would help the public just double
22 check on their records and make sure that they're
23 getting the tax benefits that they're eligible for.
24 IRVING: Alex, because I know that you're just
25 hitting the high points, is there any way that our
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1 viewers can e-mail the Commissioners or GIS
2 Department, or whatever, and you can send out kind of
3 a key to walk them through this?

4 WERNHER: Yes. Actually, on the DPS website, we're
5 working to have instructions on how to use the site
6 set up. They're more than welcome to e-mail me. My
7 e-mail address is on the entry portal as you come in.

8 IRVING: Right.

9 WERNHER: There's also a help tab here that has
10 Frequently Asked Questions, toolbar buttons. It
11 shows you how to use each of the features in the
12 site.

13 IRVING: This is great. I know it's been a lot of
14 hard work, and I've had a lot of fun playing with it,
15 Alex.

16 WERNHER: Great.

17 IRVING: There are no secrets out there anymore, is
18 there?

19 WERNHER: No. Thank you very much.

20 IRVING: Thank you.

21 PETERS: Nice job.

22 WERNHER: Thanks.

23 IRVING: Great. Please, as you continue to add to
24 this--

25 WERNHER: Yes.

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1 IRVING: --please come and join us.

2 WERNHER: I will.

3 IRVING: So I guess if anybody wants to know
4 who--their neighbor's taxes are, you can--you can do
5 your comparison. Do we have any other business
6 today, Susan?

7 ELSER: No, we do not.

8 IRVING: Commissioner Peters, do you have any other
9 business?

10 PETERS: No, I would make a motion to approve to
11 waive the 2nd Reading on any matter approved today
12 and for which it may be deemed necessary for the
13 Legislative Session of June 15, 2005.

14 IRVING: I will second that motion. All in favor,
15 say, "Aye."

16 PETERS: Aye.

17 IRVING: Aye. Motion carried. Do we have any
18 comments from the public today? Any comments from
19 the public? Hearing none, have a wonderful week and
20 we'll see you next Wednesday.

21 (Adjourned at 10:44 a.m.)

22
23
24
25

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1 STATE OF INDIANA)
) SS:

2 COUNTY OF ALLEN)

3
4 REPORTER'S CERTIFICATE

5 I, Kimberlee M. Adams, a Notary Public in and
6 for the State of Indiana, County of Allen, do hereby
7 certify that the above and foregoing is a true and
8 accurate transcript of the Board of Commissioners of
9 the County of Allen, Legislative Session, held before
10 me on June 15, 2005 in the Allen County
11 Commissioner's Courtroom, Room 200, City-County
12 Building, 1 East Main Street, Fort Wayne, Allen
13 County, Indiana; that I am not related to, employed
14 by or interested in any of the parties to this cause
15 of action.

16 IN WITNESS WHEREOF, I have hereto affixed my
17 hand and seal this 21st day of June, 2005.

18

19 _____
20 Kimberlee M. Adams, Notary Public
21 Residing in Allen County, Indiana
22 My Commission Expires:
23 December 2, 2011