

ALLEN COUNTY COUNCIL MEETING MINUTES
APRIL 15, 2021
8:30 AM

The Allen County Council met on Thursday, April 15, 2021 at 8:30 am in the Discussion Room at Citizens Square. The purpose of the meeting was for additional appropriations, transfer of funds in excess of the current budget, grants, budget approval and any other business to come before Council.

Attending: Robert A. Armstrong, Joel M. Benz, Sheila Curry-Campbell, Kenneth C. Fries, Tom A. Harris, Kyle A. Kerley and Christopher Spurr.

Also Attending: Nick Jordan, Auditor. Attorney Mitch Harper.

The meeting was called to order by President Kyle Kerley with the Pledge of Allegiance and a moment of silent prayer.

Kyle Kerley: Good morning everyone. First on the agenda is the approval of the agenda.

Kenny Fries: Prior to the adoption of the agenda, I would like to have the salary ordinance for the Residential Services Officer Shift Supervisor removed from the agenda since it has not been to the Personnel Committee yet.

Bob Armstrong: Second.

Kyle Kerley: We have a motion and a second. All in favor say aye, those opposed, like sign. The motion passes 7-0. That item will be removed. Are there any other changes?

Joel Benz: I would like to move the appointment to the Parks Department to right after Public Comment so they can get out of here.

Bob Armstrong: Second.

Kyle Kerley: We have a motion and a second. All in favor say aye, those opposed, like sign. The motion passes 7-0. Is there a motion to adopt the agenda?

Joel Benz: I will make a motion to adopt the amended agenda.

Kenny Fries: Second.

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Kyle Kerley: We have a motion and a second. All in favor say aye, those opposed, like sign. The motion passes 7-0. Next is the approval of the March 18, 2021 meeting minutes. Are there any additions or corrections?

Tom Harris: Move to approve the minutes from March 18, 2021.

Joel Benz: I would like to make an amendment to that. Mitch Harper was present at that meeting.

Chris Spurr: Second.

Tom Harris: Move to approve the correction of the minutes.

Joel Benz: Second.

Kyle Kerley: All in favor signify by saying aye, opposed, same sign. The motion passes 7-0. Next is the financial report from Auditor Nick Jordan.

Nick Jordan: Good morning, Council. In your notebook is the financials through the end of March. The miscellaneous revenue is trending along the year-to-date timeline. As I mentioned last month we will get a supplemental distribution of LIT in May. Also in May is when we anticipate receiving the first distribution of the AARP money. To go over it one more time, the Treasury sets the guidelines, the Commissioners adopt an ordinance and we will put it into a fund as we do with 200 other funds and then Council will appropriate that money as requested by the Commissioners or if they delegate that authority to the departments. The Treasurer sent the property tax bills out and they are due May 10th. I can take any questions if you have any.

Tom Harris: We are at 25% of the year, right? Yet 22% we would anticipate that to catch up this next month.

Nick Jordan: Yes. Certain distributions are quarterly and certain distributions are semi-annual. Some are ahead of the game compared to our estimates. The percentages are based on my office's estimates which in years past have ironically been close and we will see if it happens again. We estimate that to happen.

Joel Benz: Just for public information, you are estimating that half of the Tranche Distribution what we are expecting?

Nick Jordan: Yes. Sixty days after the act should be around the beginning of May and the second piece is within twelve months or after of the first

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distribution. It should be around \$30 million. The initial reports were mid-\$70 million of the County's portion.

Joel Benz: Thank you. I make the motion to accept the financial report.

Kenny Fries: Second.

Kyle Kerley: We have a motion and a second. All in favor say aye, those opposed, like sign. The motion passes 7-0. Thank you, Mr. Jordan. Total appropriations requested in the General Fund at \$10,412,460 and total appropriation requests in Other Funds are \$125,000. The floor is now open for public comment. Is there anyone here for public comment? Seeing none, we will move to the first item on the agenda which is filling a vacancy on the Allen County Parks Board. I will now open the floor for nominations.

Sheila Curry-Campbell: I would like to nominate Paula Causey West.

Kyle Kerley: There is a nomination for Paula Causey West. Do I hear a second?

Kenny Fries: I will make a nomination for Mitch Sheppard.

Kyle Kerley: There is a nomination for Mitch Sheppard.

Tom Harris: I will second that.

Kyle Kerley: Is that for Mitch Sheppard?

Tom Harris: Yes.

Kyle Kerley: Is there a second on the first nomination? Okay, is there any discussion on the nomination?

Kenny Fries: I think Mitch is here. Could we have her come to the table to tell us a little bit about her past history with the Parks Board?

Kyle Kerley: Sure.

Mitch Sheppard: Can I remove my mask?

Kyle Kerley: Sure and please introduce yourself.

Mitch Sheppard: I am Mitch Sheppard and I am a long term resident of Fort Wayne, Indiana and a 27-year employee of the City Park Board. I have been

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involved with County Parks for quite some time. Parks is my love and my passion and dedication. I enjoy the ability to help build the Metea Park Nature Center and to help with several of the grants that we receive and to work with the programming committee. If chosen, to move forward, I would like to work more closely with Council. I will tell you, ladies and gentlemen, I heard you. I have learned my lesson that I had not stuck close to the appointing authority as maybe I might respectfully speaking. I believe the County Parks system is a very unique and special thing. As Americans we are guaranteed three things, the right to life, liberty and the pursuit of happiness. What part of your government is responsible for the pursuit of happiness? It is the Park Department. It is one-third of your civil rights. It is a very sacred trust. Should you choose to appoint me, I promise you that I will maintain that sacred trust and will stay in closer touch with all of you and provide reporting and interaction as often as you feel is appropriate. It is an honor to serve and I would be honored to continue to serve whether or not you appoint me. I will always continue to serve County Parks. I would be happy to try to answer any questions you might have.

Tom Harris: Mitch, we had the chance to work together on the Park Board for a period of time and I thank you for your service to the community.

Mitch Sheppard: Thank you.

Tom Harris: Your knowledge of both the City and County Parks and I think the department also recommended Mitch for this position.

Kyle Kerley: We received quite a number of letters of recommendation on your behalf and from people from both political parties. You should be honored with that.

Mitch Sheppard: I am humbled and honored.

Kyle Kerley: Are there any other questions?

Sheila Curry-Campbell: I have a few questions, if you don't mind. How long have you served in this appointment?

Mitch Sheppard: To be honest, I have been appointed three different times and I haven't added up the numbers but it has been a while. I think it is a reasonable thing if you are asking me if new blood should be introduced. I think that is a reasonable question, Ma'am.

Sheila Curry-Campbell: You walked up to me before the meeting started and stated that you weren't my enemy. What did you mean by that?

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Mitch Sheppard: That I did not wish, in any way, to be opposed to you, your objectives or your goals as a public servant or a private individual and that I appear before you again today is only in as much as I love the Parks system and wish to serve. Clearly there are issues that aren't necessarily being answered and I would like to reach out to you to see if there is progress that can be made.

Sheila Curry-Campbell: Why did you think that I was your enemy? Those are pretty strong words for you to walk up to me and say. I am just curious why do you think I am your enemy?

Mitch Sheppard: What I said is that we are not that. I wanted to make it very, very clear that public service, you are an Elected Official. You suffer the slings and arrows, you stand to the call and you serve your community. Public service can be difficult and it can be time consuming but it can also be a very rewarding field. I want to do a better job.

Sheila Curry-Campbell: The reason for my appointment was to diversify. The reason for my appointment of Sean, unfortunately that moved from the City, was to diversify and to get new blood. For the most part, the individuals that sit on that Board have been there twenty years. There are several people in the room. How do we equal the playing field? I think a lot of times, we as volunteers, sitting on Boards need to look around the room and say is it time for me to maybe mentor someone else to relieve me and how can I help diversify inclusion. How do, as an individual that has been in the room for twenty years? Thank you for answering my question but I think the Park Board needs to diversify and maybe at your next meeting you guys need to look around and see how you can make that happen. Thank you.

Tom Harris: I will move for the question.

Kyle Kerley: Okay. We have one nomination that received a second.

Joel Benz: I will make a motion that nominations are closed.

Bob Armstrong: Second.

Kyle Kerley: We will take a vote on Mitch Sheppard. All in favor say aye, those opposed, like sign. The motion passes 7-0. Next item on the agenda the Coroner and it looks like Mr. Jordan will be handling this.

Nick Jordan: It is just an accounting request that they had. They had purchased some chairs and we asked that they come out of the 400 Series line

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instead of Supplies. Supplies are usually dispensable type items. It is no new money, just a transfer.

Joel Benz: I will make a motion to transfer within the Coroner's General Fund from Supplies to Furniture and Fixtures in the amount of \$720.

Tom Harris: Second.

Kyle Kerley: We have a motion and a second. All in favor say aye, those opposed, like sign. The motion passes 7-0. The next item on the agenda will be the Sheriff's Department.

Dave Gladieux: Dave Gladieux, Sheriff of Allen County. You should have in front of you an amendment to our pension. I came to you about two-and-a-half years ago and relied on McCready and Keene, the representative company, to come up and explain it to you. I don't know that the person did a very good job and I think it left some of you with your heads spinning. I can completely understand because this stuff is kind of difficult to understand. I stand before you today and ask for approval of the seventh amendment to the Allen County Sheriff's Department Pension Plan. It calls for in-place distribution on retirement for Elected Official. I am asking for nothing more than is allowed by PERF for all of the other Elected Officials in County Government and throughout the State for their retirement. As long as they have reached their number of years 55 years and 32 years of service which I did coming up on two years ago.

Kyle Kerley: Are there any questions?

Tom Harris: Dave, help us understand. Was this defeated or voted down two years ago?

Dave Gladieux: I believe it was. I think it happened because a couple Councilmen couldn't get past the phrase of double-dipping. It is not double-dipping. It is that I choose to take my pension at my normal retirement date at a lower rate that I would if I had held on until my term ended. It is my choice to take the lower rate.

Tom Harris: So there is a penalty if you start your pension earlier.

Dave Gladieux: Yes, any pay raises that the State gives the Prosecutors and Judges, I would not benefit from that.

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Tom Harris: Has there been any further discussion or changes since last we spoke on this issue? In other words, is this different than what was presented the last time?

Dave Gladieux: It is the exact same amendment.

Kenny Fries: Dave, I don't think they proposed an amendment the last time. I voted to approve that the last time and I don't think there was an amendment that they made to the pension and I think they said what they were going to have to do was to make an amendment to the pension. I think it went back to the Merit Board and they approved the change and then they came to us to get it changed. I think.

Dave Gladieux: I did not present it the last time. I wanted him to do it because he would be better able to explain it.

Kyle Kerley: I think the last time, we took it out.

Dave Gladieux: I think there was an amendment there and maybe it didn't reach a vote. I thought it went five to two against. But that is no here or there. I think it left people more confused.

Kenny Fries: I will address the whole double-dipping thing. There are so many different ways of looking at this. The Sheriff is right that PERF allows it in their plans. If a City Officer would run for Sheriff and would still get his retirement from the City. If a State Officer would run, he is still going to get his retirement from the State and the Sheriff's pay. If a retired Sheriff would run, he would still get his pension and pay. I think the double-dipping idea, I know who was bringing that up and I don't see that and it just levels the playing field. I think it is a question for any candidate that is going to run for Sheriff for the voters to find out in the future. I think everyone that will run will have that opportunity to retire while as the Sheriff and draw their pension and continue to be the Sheriff. That is probably the question for the voters to ask in the future.

Joel Benz: To me, this comes down to an issue of fairness. Any other individual in the County would have the ability to do this and there are individuals that are doing this.

Tom Harris: It is good to understand both sides of the argument but what is the reverse of that? Is it the double-dipping issue? Why would they have not done this initially when they established this how many years ago?

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Dave Gladieux: I guess if I understand your question, it was always done and approved for PERF. The Sheriffs across the State of Indiana are under their own pension plan. Whatever PERF does not affect them. I tried to go down to the State and address a bill that was going through on that topic and have some language added to include all 91 Sheriffs as well, once they have reached their 32 years of service. Someone very close to the Association of Counties, from northeast Indiana, called down and had that language pulled. I am not really clear on who that was.

Sheila Curry-Campbell: What do you mean someone?

Dave Gladieux: Someone called down and voiced their opinion on behalf of all of the County Commissioners in the State of Indiana which I thought was ironic because the County Commissioners have zero to do with pensions and stuff with the Sheriffs. It is the County Councils that have all of the control over the pensions. I just thought it was kind of strange.

Tom Harris: Here is a technical question. If we vote to approve this, can we change that in the future or does that become part of the pension plan.

Dave Gladieux: It is part of the pension plan.

Tom Harris: So we would have the right to change that in the future?

Dave Gladieux: I don't think so. This isn't about me. It is about future Sheriffs. There is no cost to the County taxpayers. I don't know where you are going with that. There is actually a savings because if I was to get a raise this July and next July, it would not benefit me because I am already in it. My pension is sitting there frozen. If I take it, I give up any future increases.

Bob Armstrong: And it is your money that you paid into the pension plan.

Dave Gladieux: Yes.

Kenny Fries: And County money.

Chris Spurr: It is a contributory plan.

Joel Benz: If this was a 401K and he was in the private sector, he would be able to withdraw it.

Chris Spurr: I would like to state for the record, thank you Sheriff for your many years of service. I greatly appreciate it.

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Dave Gladieux: I greatly appreciate that.

Chris Spurr: How many years do you have, just so the taxpayer knows?

Dave Gladieux: As a Sworn, I am in my 34th year.

Joel Benz: I will make a motion to approve the amendment to the pension plan.

Bob Armstrong: Second.

Tom Harris: With one question. This scenario is set up exactly as PERF is as well? It is the 32 years?

Dave Gladieux: Yes, when you reach your normal retirement. Their numbers might be different but it is when you reach retirement.

Kyle Kerley: We have a motion and a second. All in favor say aye, those opposed, like sign. The motion passes 7-0. Next item on the agenda is the Prosecutor's Office.

Karen Richards: I am Karen Richards, Elected Prosecuting Attorney. I wrote everyone a letter that I hope you all got. This is pretty straight forward. This is our 17th year of asking for you to approve a grant for our Domestic Violence Coordinator. The term is a little different. It runs from October 1st through September 31st. Her pay is \$81,712.28. Anything that would need to be paid over and above that we will cover out of our Infraction Deferral Program fee collections and so there is no cost to the County. I have asked for this for so many years and I will be glad to go into detail about what this particular individual does if you would like that but I know you have other folks waiting.

Tom Harris: In terms of the \$81,712, you have been pretty successful in getting the grants for the full amounts?

Karen Richards: No there is usually some extra that we pay out of Infraction Deferral for insurance and things like that. It doesn't always cover the entire amount.

Tom Harris: That \$81,712 is what the person is paid?

Karen Richards: We have her on the grid and if you want to go into all of that I think I submitted the letter that looks like this and goes into pay and everything. That should all be there. Part of the problem is that when you are

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on the grid you get those pay increases that come every five years and she has been with us for the entire time.

Tom Harris: The grant request continues to increase?

Karen Richards: It goes up every year. They don't necessarily give me more money every year but our grant request goes up whenever her pay does.

Tom Harris: Have they trended up or have they flat-lined.

Karen Richards: They are not trending up that much. I think that every time we get this grant, frankly, we are glad to get it. Depending on administrations, sometimes there is more and more of this kind of money and sometimes there is less and less. It is actually Federal dollars that comes through ICJI, Indiana Criminal Justice Institute. So this is Federal money from the Violence Against Women Act. Like I said, depending on administration sometimes there is lots of money and sometimes there is not.

Chris Spurr: Prosecutor Richards, as you have submitted here looks like 25% will be coming out of the Infraction Deferral Fund?

Karen Richards: Yes.

Chris Spurr: Do we have an amount that is in that fund right now?

Karen Richards: I can't give you the amount right now but it is a couple hundred thousand, I am sure. We hold it for stuff exactly like this. That is the money that comes from traffic tickets.

Chris Spurr: All right, thank you. It looks like, the way I read this, 25% will come from the Infraction Deferral.

Karen Richards: Yes and so this is not County taxpayer dollars.

Chris Spurr: I just wanted to get that on the record.

Tom Harris: I will move for approval of the permission to apply for the Domestic Violence Coordinator grant position through the Indiana Criminal Justice Institute.

Chris Spurr: Second.

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Kyle Kerley: We have a motion and a second. All in favor say aye, those opposed, like sign. The motion passes 7-0. Next item on the agenda is Youth Services Center.

Chris Dunn: Chris Dunn, Youth Services Center. I come here today to request to use funds from our placement fund to purchase Case Management Software. The actual dollar figure is less than what was submitted. I will explain some of that. Today we are requesting \$68,715. The placement fund receives its dollars from the State in a per diem that they pay for each child that we take care of. The reason that we need this software is because currently we are keeping paper files for every child that comes through our facility. This is a file for a child that was just released this week. These two clips are different stays. The most recent was just with us for 35 days. This is when he was with us in 2018 and seven years old. We keep these binder clips on these because we are constantly pulling out paperwork in order to bill. We have a two-filing system that we call our Social History File. Our nurse keeps a medical file. There are issues where we are constantly getting into them. The Feds will send in paperwork for us to complete and send back and so we are constantly getting into the files. We are hoping that this software will help us go paperless and not keeping all of these cumbersome and burdensome files on each of the kids. We hope it will streamline everything and make it simpler for us to do our jobs. Part of the reason that I put in \$70,000 is that we were still looking at all of our forms. The fees are in here and we have to have all of the forms that we are required to use from the State created in the software. The company we are working with will create those forms and then we will start filling them out in the system. All of the paperwork that is in here is required by the State and by our accreditation through CARF.

Tom Harris: Is the State pushing for this to be online or is this simply an operational efficiency issue that you are trying to improve?

Chris Dunn: Both. This is something that we have wanted for a long time and every time I start pushing it, something else comes up. The last time I was working on getting the system, the State came and said we had to be accredited. That became my focus and we put this on the back burner. The time before when I started working on this and the State came out with an RFP and required all of us to complete that paperwork. This keeps getting pushed back. I don't feel that I can keep doing that. With COVID, the State went to putting everything online for all of our audits. We get an audit and review each year. They are a little bit different. They used to come into our building and go through all of these files to check everything to make sure we were doing what we were supposed to be doing. During COVID, they didn't want to come into our building. They started making us upload all of this into

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their system. It is just a hassle but once some of it is uploaded then we don't have to upload it anymore. It was a big process to upload that in there.

Tom Harris: Thank you for holding out and not trying to get this online when everyone else's computers crashed. You had your own filing system. I understand the COVID piece too.

Chris Dunn: They want everything online so they can do it from their location.

Chris Spurr: Mr. Dunn, I have a couple of questions. It is my understanding that this software will aid in retention purposed and efficiencies thereof and also for search purposes. Is that correct?

Chris Dunn: Yes. What we are using right now is Access and it was never designed for what we are using it for. It has gone down several times and have had to call the IT Department back in to fix it so we can keep adding to it. It is more for storage and not something that you can actively use every day. We have been using it for fifteen to twenty years now.

Sheila Curry-Campbell: Who is going to scan these? I understand what you are going to do moving forward but who is going to handle that part?

Chris Dunn: We will. That is one of the steps that we will have to go through.

Sheila Curry-Campbell: How many files are you talking about? Do you need a new position? I am just trying to figure out how you are going to upload these?

Chris Dunn: It is a long process with many steps that we will have to go through. We will start using the system and put all of the current kids coming in. We are also working with this company to build a bridge between Access and moving it over. That is part of this fee. Hoping they can take what is in Access and moving it into new system.

Sheila Curry-Campbell: have they done that before?

Chris Dunn: Things like that have been done, yes.

Sheila Curry-Campbell: With Access.

Chris Dunn: I can't say that. I have been working very closely with Tracy back here behind me. I am not a computer person. She has been a great help and all of this goes to her. I will give her credit for all of this. We sit down and

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talk and I tell her what we need. She looks at what our issues are and she has put all of this together for me. She should get all credit for that.

Chris Spurr: Is she in the room right now?

Chris Dunn: Yes.

Sheila Curry-Campbell: I have been through several conversions and we always gave our wish list.

Tracy Gaunt: I am Tracy Gaunt, IT Project Manager for Allen County.

Chris Spurr: A couple of questions on this. Have you identified an adoption period? Do you have an estimated timeframe of how long it will take to learn the software, convert the documents into the software or anything of that nature?

Chris Dunn: No, we do not have a timetable set right now.

Chris Spurr: Have you looked into what the future upgrades cost might be?

Chris Dunn: These are good questions because I missed this. While working with Councilman Kerley, our liaison, he had some concerns about when the contract, say in three years, what the price may be. We are actually working on locking this in for seven years. We have spoken to some other agencies that are using this program and they did not experience a large increase in price once their contract ended. The three that I spoke to were very happy with the program and felt it met their needs and they didn't have any complaints other than the whole process and going through it.

Chris Spurr: So this is the initial purchase cost but is there an annual fee agreement for service?

Chris Dunn: Yes.

Chris Spurr: And that will be absorbed within the department?

Chris Dunn: It will be put into our budget. You have to pay a fee for each user each year.

Tom Harris: The compatibility issue with the State, my issue would be that at some point the State says that they have to have this online now and flips the switch and the pressure becomes that you have to do this within two weeks or a month or six months or something. The idea of addressing this

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and staying ahead of the curve, while I give you hats off for hanging out and not moving everything online, the time comes when somebody says we need this online and why isn't it and why didn't you and it needs to be done.

Kyle Kerley: Correct me if I am wrong but you have been working on this for a couple of years at the Youth Services Board meetings and stuff like that. You researched multiple vendors, correct?

Chris Dunn: Yes we did. Our original program was Quest which is currently used by Allen County Juvenile Center. It is very old technology and didn't meet all of our needs. The cost was very close but the fact that it is very old and didn't meet our needs is why we didn't go with it. We had a third software company that we had looked at and their medical parts didn't meet our needs and so we didn't choose to go with them.

Sheila Curry-Campbell: What about HIPAA? These are confidential files that we are talking about so how does that play into this new software?

Tracy Gaunt: It is a hosted system and so we don't have data at our facility but will be hosted at the vendor's. The responsibility will be theirs and it is something that they do.

Sheila Curry-Campbell: I guess we become concerned about, well my concern, is a lot of folks tapping into the different IT and ransom and so how are you going to protect us or these files?

Tracy Gaunt: Global Vision is who this is and that is what we are paying them for is to protect the data. The data is at their facility and is in the cloud. They are the ones protecting the data and are liable for it.

Chris Spurr: Do you have an estimated implementation period?

Tracy Gaunt: That will be difficult but I do know it will take a couple of months to get the data. The biggest part will be to collect all of the data that they need and to get it into their format.

Chris Spurr: This isn't something that we are going to be looking at six months down the road. The only reason I am asking this question is that I have been involved in big software projects and my concern is just that I have seen it a year later that the software hasn't been implemented. I just want to make sure I am getting a commitment from both of you that it is going to happen within six months.

Tracy Gaunt: Six months should be a good estimate.

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Chris Spurr: Having said that, I will move to approve the appropriation in the Youth Services Per Diem Fund for \$70,000 for the Case Management Software.

Bob Armstrong: Second.

Kyle Kerley: We have a motion and a second.

Kenny Fries: Director Dunn said it was \$68,715.

Chris Spurr: That is correct. I will amend that to \$68,715.

Bob Armstrong: Second.

Kyle Kerley: We have a motion and a second. All in favor say aye, those opposed, like sign. The motion passes 7-0. The next department is Community Corrections.

Kim Churchward: Kim Churchward, Allen County Community Corrections.

Chandra Reichert: Chandra Reichert, Senior Finance Manager.

Kim Churchward: First I need to apologize. I am recovering from a cold. I promise that I am screaming right now so to the extent that I can project, I will absolutely project for you. We are here at your invitation from November of 2020 to return in April or May of 2021 seeking the final appropriations for the 2021 budget for the Residential Services Program. You asked us to delay in coming back for a few reasons. I think first, Councilwoman Curry-Campbell, I recall you wanted to ensure that we didn't need additional funds. Several of you, Councilman Spurr, Councilman Harris challenged us to ensure that we were being as fiscally conservative as we possibly could as we launched into this new endeavor. We are here and we are back and we are maintaining the commitments that we have made to all of you. We appreciated the fact that we all agreed to launch into this thing with transparency and open communication and open dialogue and you have all done that. I appreciate that very much. I am happy to say that we are here today with the same \$2.4 million request that I think will be the third time. One of the other things that you asked me to do today was to give and update on the program. We are now six months in and it goes without saying that if we knew back in May of 2020 what we know now what a benefit that would have been. We are six months into the program and I brought some statistics for you. As you know, we opened on August 25th of 2020. These stats are through the ninth day of April. To date, we have served 231 participants at the facility. Today we have 111 in residence at the facility. Eighty-one and a

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half percent are male and 18.5% are female which is about the division that we thought. 105 of the 231 are African-American, 103 Caucasian, 12 Biracial, seven Hispanic and four Asian. The average age of our participants is 34. Thirty-six percent that we have served so far are high or very high risk and is in line with what we were projecting. We have talked a couple of times opening a new residential facility in the middle of a pandemic certainly had its challenges. We had a handful of positives in December. We got very, very conservative and went to an every fourteen day intake process at that time utilizing a quarantine pod. Our intakes in December, January and February were somewhat down. We resumed when the Courts resumed their normal operations. On March first we resumed our normal intake process. We did intake 59 individuals in March. With that said, we are continuing all of the CDC guidelines for residential facilities. I can list all of those if anyone is interested but rest assured we are doing that. Just last week we had some individuals in our Female Pod with a handful of positives. Fortunately we had an open pod at that time that we had just disinfected and we able to again deploy a quarantine process with the Health Department and now have successfully moved through that event. We have had 199 referrals from Superior Court and 35 from Circuit Court. We are pleased with a 92% safety rate and a 77% retention rate. As you know, it is way too soon to start looking at recidivism rates. I can quote one, four percent, but it is meaningless, right? It will take a couple of years to really have meaningful data in that regard as Councilman Fries has pointed out rightfully before. Almost 3,000, 2,918 classroom hours have been completed by those that we have served. Almost 700 hours of face-to-face case management contact. That doesn't include our Program Facilitators or the RSO Staff butt is just the case management. I say these things only to demonstrate these are the kinds of things we are very carefully trying to deploy but also trying to monitor and make sure we are meeting all of these evidence based standards. Our current participants have an 84.7% employment rate and so we are hovering right around the 85% to 87% of those we have in residence are actively employed. Someone gave me a good state of 13,131 days of gainful employment in the community from those that we have served. I could go on and on but our Marketplace Program that has extended or expanded and is actually occurring in the facility now as well. Believe it or not but that is the Cliff Notes of what we are doing. Our work group is continuing to meet routinely. Judge Gull, Judge Davis, Judge Zent, Judge Godfrey, Mike McAlexander from the Prosecutor's Office, Bill Lebrato, Chief Public Defender and Chuck Clark from Park Center. We are still meeting every few weeks and we are going through statistics and looking at trends and they are helping us kind of manage some of the challenges as they come up. Thank you to them, as I have the opportunity. Do you have any questions about that update?

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Tom Harris: This movement was to provide alternative sentencing but along with that was a little concern about the Jail population. It is not your responsibility for the Jail population but has this had some impact on reducing some of the Jail population? How many open beds do you have now?

Kim Churchward: We will open the third male pod on May first. It is a 230 bed facility and we have 111 right now in the facility. I don't believe in light of the COVID restrictions that we have seen a true impact of the facility and the Jail population. You see kind of trends with the population going down and coming up at the Jail but as you pointed out there are a million factors that are playing into that including some closures and shutdowns at the Jail. I think we see many fewer Level Sixes in the Jail than what we may have historically and certainly the violation numbers are coming down as well. Again, if we can all get through the current challenges with the pandemic and start moving towards that full capacity, we are on our way again.

Tom Harris: Those additional beds in the May timeframe could assist and furthering the reduction of the Jail population.

Kim Churchward: Absolutely. We want to keep expanding but we want to do it safely.

Kenny Fries: I have a couple of questions. You said 92% safety rate, what does that mean?

Kim Churchward: Safety rate is something we track in the Problem Solving Court. It is to the extent that those under our supervision have not had major violations, new arrests and that type of calculation.

Kenny Fries: I've seen that there are a lot, I don't want to call them escapes, failure to return and such. Do you have a number on that? How does that compare to the previous Work Release, do we know?

Kim Churchward: That I don't know. I can try to get that comparison data for you. I can tell you that as an agency it is something that we track every year and in 2020 two percent of the population that we served failed to return to lawful detention/escape. It is all under the Escape Statute. We have had close to ten that failed to return to lawful detention at the facility.

Kenny Fries: I know there were three last weekend. I am not sure why the explosion. Also, you said in March you took 59 in and right now there are 111. Does that mean there were only 52 in the facility before March first?

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Kim Churchward: No, every day we have intakes and releases and so it is a constant moving number.

Kenny Fries: So the 111 has been kind of consistent?

Kim Churchward: No, we were much lower in January. We were hovering around the 90, 95 to 97 in January. With opening up in March, we are beginning to see those numbers climb again.

Sheila Curry-Campbell: Is there a wait list right now?

Kim Churchward: No, Ma'am.

Sheila Curry-Campbell: No wait list right now.

Kim Churchward: That is when we were doing the fourteen-day quarantine intakes. We had to wait list individuals for that next opening and we did reach a point where, with the males particularly, we had to wait list for when others were coming and going.

Sheila Curry-Campbell: So there is no wait list right now but as far as the next pod that you are going to open, what is the capacity of the third pod?

Kim Churchward: It is 69 beds in the third pod.

Sheila Curry-Campbell: Okay, so that would be 69 added to 111 but we are still talking about a total capacity of 231.

Kim Churchward: That is correct.

Sheila Curry-Campbell: As far as staffing, how is that going? How is morale?

Kim Churchward: We have two additional positions to fill. We got a lot of great mentoring from the Sheriff's Department when we moved into this about how difficult staffing levels are and the challenges that they have at the Jail. We have been very fortunate to hire individuals who have some level of experience. So we are down to two additional positions of the new positions in 2021 that you granted in the fall and so we are almost to our full staffing level. This last group, I think six individuals will be released from training in the upcoming two weeks and is going to provide some tremendous relief. It has been a difficult opening. Any new program that you open but we have a really great team of committed folks and the more we can get our staffing levels are up and people are released to work fully will continue to help.

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Sheila Curry-Campbell: I guess I am just curious as far as staffing and numbers and total capacity and there is no wait list. The Courts are now open and things are going to change. Cops aren't going to let you go and so the Courts can start moving again. Again, I was just curious, are you going to be okay?

Kim Churchward: Yes but I won't be able to answer that we have all talked very openly about that and we went into this very lean. We are trying to continue in that very lean fashion. I need to get a third pod open and have all four open and allow the staff to operate for a period of time before I can really intelligently talk about that. If I were to ask the staff right now if we need more staff and of course everyone would say give us double of what we have and it would make the world easier. Again, we are committed to working with you openly and you understand it is a new program. As we got through every month we are analyzing things very carefully. I am not asking for additional staff at this time.

Sheila Curry-Campbell: I know you are not but this is not a normal six months. We did ask you to come back in six months but I don't think this has been a normal six months. It hasn't been a normal six months for the Court system. Like I said, a lot of things that were getting tapped on the shoulders and keep going, I think could affect you.

Kim Churchward: I believe you are absolutely accurate.

Sheila Curry-Campbell: Like I said, I don't think this has been a normal six months for the criminal justice system. Maybe they need to come back in another six months. Thank you.

Chris Spurr: Director Churchward, thank you for being here today. If you could just state for the record please, if this appropriation request is not met, how long do you estimate you could continue operations in the current state?

Kim Churchward: Ms. Reichert did and I know you were in our last Advisory Board meeting and she did an amazing calculation and ran every one of our lines down and what was the particular date in May?

Chandra Reichert: It was about a week into May.

Kim Churchward: That would be when the lines were down to zero.

Chris Spurr: Okay. My other question is as you open up the other third and fourth pods, I assume some of these costs that we have in front of us those costs are going to increase, correct? For example, I am looking at general

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supplies and uniforms, household laundry, linen cost, testing supplies, et cetera, et cetera, do you have an estimate how much that increase may be?

Chandra Reichert: We don't have a specific estimate of how much that would be. We tried at the inception of identifying as many additional costs that we could in starting a new program. There are little things that are popping up that we didn't necessarily know were going to be there. However, some of the things that you mentioned are on the backside of uniforms and clothing and some of those things we have pretty much outfitted everyone with all of the items that they need at this point. Where some of the bigger expenditures that will be a little more front-loaded will be backing off and we will be getting into true operational expenses. Then we will be able to have a better assessment at that time.

Chris Spurr: Thank you.

Joel Benz: I have an accounting question. With your removal of the request for the Shift Supervisor that would come out of your 100 Series. That was requested in the 100 Series, correct? Then it should be reduced by that amount. You've got in here several different numbers for Residential Shift Supervisor at \$24,467 and \$27,207. Do you know what that number would be?

Chandra Reichert: That is actually a partial year and it could be dependent on the position grid and tenure, how long that individual is in that particular line item.

Joel Benz: So what is in your budget for that position?

Chandra Reichert: For the additional position?

Joel Benz: Yes because we would need to back that out.

Kenny Fries: Looks like it is \$51,162.

Chandra Reichert: It is all the way at the bottom. Give me a second.

Kyle Kerley: I think it is \$34,108. Is it the one that says new?

Chandra Reichert: It says new down at the bottom and is \$34,108.

Joel Benz: I didn't scroll down that far.

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Kenny Fries: I see on the back side of the agenda that it said consideration of a salary ordinance establishing the pay for the Residential Services Officer Shift Supervisor, POLE 4/2 at \$51,162.

Chandra Reichert: That would be a full annual year.

Tom Harris: From the math involved, we are looking at the \$2.4 minus the \$34,108.

Kyle Kerley: Correct.

Tom Harris: Usually we turn to the Auditor for the amount.

Sheila Curry-Campbell: Did he run?

Joel Benz: Is there any further discussion on this? I will go ahead and make a motion. Move to approve the appropriation in Community Corrections General Fund in 100 Series, 200 Series and 300 Series for a total of \$2,378,352.

Tom Harris: Second.

Kyle Kerley: We have a motion and a second. All in favor say aye, those opposed, like sign. The motion passes 7-0.

Kim Churchward: We have two other really small items of business since we were going to be here today. Chandra is prepared to walk you through the details or we can field your questions. We have 2021 appropriations from our Indiana Office of Court Services grants. We receive those grants to serve our Problem Solving Court clients and provide incentives to those that we are serving. And the continued challenge of funding what is now the routine part of business for us in terms of safety supplies.

Kyle Kerley: The question I would have for the Auditor is some of those safety supplies, I am assuming, are due to issues with COVID. Are some of those reimbursable? Or do we not know yet from the Treasury Department?

Chris Spurr: I think we are still waiting on clarification of that.

Kim Churchward: We keep moving and are working with the Commissioners and the Auditor on that very issue.

Kyle Kerley: And you are tracking all of that stuff that may be COVID related.

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Kim Churchward: Yes, sir.

Joel Benz: I will make a couple more motions. Move to approve the appropriation in Home Detention Fund 236 in the amount of \$25,000 for other supplies and in Problem Solving Court Fund 852 for \$30,000 for other services.

Tom Harris: Second.

Kyle Kerley: We have a motion and a second for items two and three. All in favor say aye, those opposed, like sign. The motion passes 7-0. This will bring us to the Commissioners.

Nelson Peters: Nelson Peters, Allen County Commissioner. We appreciate the opportunity to come before you today to talk about a request for potential funding and the approval to purchase a Community Corrections Day Reporting facility. Just a little bit of history, I chuckled when I saw Judge Surbeck walk in this morning because, as I recall, he and I embarked on a venture probably as early as 2010 to begin looking for a possible new home for Community Corrections Day Reporting facility. Along with Sheila Hudson, we embarked on the first of many, many possibilities which included the old Holiday Inn off of Highway 30 as a potential new home for this facility. There were a number of things that stymied us at that time and we looked a little bit further. At that time, the Cook Road facility which is where the Residential Services Program is currently in came up as a possibility for the entire Community Corrections Department. We enlisted some help from some folks and a report was developed regarding the needs of Community Corrections in particular with respect to the Day Reporting operation and that facility was ruled out because of logistics mostly and a few other things that were problematic. We sort of ramped up our efforts to procure a facility and we have, up to this point, had serious discussions on about eight separate properties. Five of those properties we have done appraisals on. We have struck out a number of times and out of those five, I believe four of them were at a more costly perspective than what it is we are asking for today. There are two things we are really after. One is permission to purchase a building which we legally have to come before you to do. The second is an appropriation. At the beginning of the day, this Council was sitting on \$70 million of General Fund money and what we are asking for is an \$8 million appropriation to fund a new Community Corrections Day Reporting facility. There has been some concern that perhaps we are moving too fast. As I have mentioned from historical perspective we have had this issue on the radar since about 2010 give or take. In the meantime, we have indeed employed Elevatus to come to the table and help us better understand our specific needs. They will be prepared today, during this presentation to address

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where they are in that process. We have asked Judges Wendy Davis and Fran Gull to come to the table and make appropriate comments regarding the specific needs for this facility. Chris Cloud will then follow up with additional information on the efforts that have been made up to this point and an overview of the property that we currently have on the radar. As I mentioned, we are well represented by Elevatus today by Greg Welling, Dave Sholl and Corey Miller. Corey will come to the table and talk about a number of things but in particular the need to move the Community Corrections operations as quickly as we can and the complex nature of everything that they are undertaking. I will come back and close out and see whether or not there are any additional questions that we haven't been able to respond to up to this point. With that Your Honors.

Tom Harris: I wanted to also mention as this is evolving and more information is coming forward, it would be up to Council this morning to make a motion to move on it but that it is likely there would be no action today other than gaining information and possibly get a vote at a future meeting.

Nelson Peters: We do believe it is important that there is a level of comfort with this body to move forward.

Tom Harris: I see.

Nelson Peters: If that is the desire, we are fully prepared to deal with that accordingly.

Tom Harris: Okay.

Fran Gull: Fran Gull, Allen Superior Court Criminal Division and the Chair of the Advisory Board for Allen County Community Corrections.

Wendy Davis: Judge Wendy Davis, Allen Circuit Court and Vice Chair underneath Judge Gull. Also with us this morning on the Executive Committee of Allen County Community Corrections is Reverend McGill who is here in support.

Fran Gull: Our Chief Public Defender is also here as well, Mr. Lebrato. Thank you for the opportunity and I won't take up too much of your time. I know that there is a lot of information that you will be receiving. I don't think there is any question that you know the value that Community Corrections provides to the Courts and programs and services. Seven of the agencies and eight divisions operate from the current facility over on West Superior Street moving into that building in 2000. The original building was designed to hold

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about forty people and about ninety people work there now. We welcome into this facility 300 to 400 people every week who are reporting for supervision and services and drug testing. In the past five years we have served almost 17,000 individuals and do that at a cost vastly cheaper than incarceration in the Jail or the Department of Correction. As Mr. Peters indicated, this has been a topic of discussion on the Advisory Board for many years. I recall discussions back in 2007 as we started increasing services and expanding programs. We have been routinely discussing this and having this on the agenda since early 2016 and perhaps as early as 2015. I would like to publicly thank the Allen County Commissioners. They have done an excellent job and done their due diligence in looking and vetting eight potential properties for the use of Community Correction. I trust them and trust that they have done the work necessary to use tax dollars and be good stewards of those tax dollars and I am very appreciative of their efforts as the current Chair. I know Judge Davis joins me in that appreciation as well. The current staff and overcrowding at the current facility has been discussed and well documented. I don't need to go into it with you because you know what is going on. Our files have to be stored offsite. All of our common areas have been turned into staff areas. Offices that were designed to hold one person are now routinely accommodating two or three individuals. As I said, we have a lot of folks that come into that building on a regular basis and we are overcrowded, terribly overcrowded. We have been dealing with this overcrowding in the past year with the pandemic which has been very difficult in trying to accommodate all of the folks that come into that building. We are guided by you for funding and with the Department of Corrections. You know why we need to leave this facility. We are seriously overcrowded and if we don't leave the facility, it is becoming quite dilapidated. Council has been in that building multiple times, particularly Mr. Kerley and Mr. Spurr. You have seen the condition of the building. Mr. Harris, you have seen the condition of the building. If we don't move then you are going to have to spend money to fix it up and I don't think that is a very efficient use of taxpayer dollars when our Allen County Commissioners have vetted the property that we would ask you to approve. As you know, Promenade Park is directly across the street. Lots of development is happening in that particular area with the City and they are asking us to vacate as well. Downtown is ideal. The property that the Commissioners have vetted and we agree with is downtown and it is important that we stay downtown because of all of the criminal justice partners that we work with on a regular basis. The fact that the Courthouse is downtown and all of our offenders are coming to the Courts and coming to the Day Reporting facility for services is critically important. We have daily interactions with the Public Defenders, the Prosecutor's Office and Probation. It is important that we have the ability to have downtown property. Most of our folks have to use Uber or public transportation or they walk so it is important that we stay downtown. The property proposed is close and has

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more parking and I believe and Judge Davis agrees with this that it is a suitable place. The Commissioners again have done an outstanding job in vetting property and in understanding the needs of Community Correction and the needs of the individuals that the agency serves and more particularly understanding the needs of the Courts. Judge Davis and I and our colleagues routinely refer to Community Correction for services and we really need to have a building that is suitable. Judge Davis, would you like to add anything to this?

Wendy Davis: I think you have completely covered it. The only thing I will add is that in Circuit Court because the majority of my felony cases are Problem Solving Courts, I utilize Community Corrections as much as possible. There have been times where the Problem Solving Team thinks we should put an ankle bracelet on and what is going through my mind right now is the Community Corrections' Case Manager and the space and time they have with this building.

Chris Cloud: Chris Cloud, Chief of Staff with the Board of Commissioners. I was going to do a Power Point on the screen but for the sake of Larry, it is a little hard with the screens. I have a tendency to talk too fast, please tell me to calm down a little like my mother does. We have been endeavoring to look for a new home for the Day Reporting Center for quite some time. Generally speaking we struck out on many occasions. This particular parcel and this particular scenario is a little unique for us. You have probably all driven by it. It is a non-descript building on Superior Street. The County actually bought the property and it was an only Howard Graphics building, in 1993. In 1998, plans were drawn up to demolish it and build what is currently there. The building has been in existence since about 2000 and is about 20,000 square feet. There are two floors so it is 10,000 each floor. There is a small parking lot next to it. As they have added staff, they converted what was maybe open area space or an office has now had two people instead of one. An open area now has multiple cubicles instead of just a receptionist. They have crammed as many people predominately on the second floor as they can. I don't want to duplicate what has already been said but I want to explain the timeline a little of where I got involved and our office got a little more actively involved. As Commissioner Peters mentioned, I recall back over a decade now of former Director Sheila Hudson wanting to combine a Day Reporting Center and a Residential facility. This was kind why the hotel was considered even back then. Things always fell through. Several years ago we turned our focus more to the Day Reporting Center because of staffing and size and space becoming more of a concern for them. As you can imagine, this is a difficult function to place because of what they do. Anytime you are dealing with corrections and public safety it is a little harder to find a location that fits their needs and the neighbors' needs compared to just office

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space. If we were trying to move the Commissioners' Office, we could find anyplace. From spring of 2017 and on we have been looking for something that meets all of the checkmarks. Downtown, near the Courthouse, on a bus line, away from residential and something that would allow for the footprint that they need. That is sort of the checklist that we have been looking for. As was mentioned, we vetted at least nine specific properties and gotten cost estimates on five, appraised three including the current one and more than one of them was sold while we were still doing our due diligence. We were able to meet with a couple of you in January of 2019. The property that we were looking at that time ended up caught up in a divorce situation. It couldn't be sold at the time and just kind of fell through. We have been close a couple of times but have always struck out. That brings us to what has been the most viable option. Since last summer, we have been vetting the building at 333 E Washington Street. It checks our boxes. There are no residential houses nearby. It is on a bus line. It is downtown and relatively close to the Courthouse. This building has 43,000 of gross square feet. It comes with parking for staff. Parking is becoming an increasing challenge for downtown employers. We have been fortunate to have our own garage with Rousseau and access to garages here but that is a huge concern when moving downtown. It is very expensive to rent and is expensive to find open lots these days when they are being converted over to better uses. This place is carved up into several leased tenant spaces and so it will need extensive remodeling to make it useful for one big purpose. We have not done full bore construction documents. It is expensive but we have done schematic design in the phase we are at right now. The request today sort of covers the best estimate at the moment of hard costs plus money for soft costs which we know we will incur as well. Turn the page and there is sort of a rough design of what Kim and the staff are looking at. If you go to her place now, besides more room for staff which is obvious, it is classroom space that is one of their big concerns. The Marketplace that she mentioned, a lot of the Marketplace offerings ends up being classroom offerings. The other thing is the lobby space. If you have been to Community Corrections, they have a relative small lobby. The foot traffic that they get at the door, everyone gets screened and lobby size ends up being a big pain point for capacity and moving people through a tunnel. In a future setup, what Kim would like to do more of is to have more front counters in the lobby so that people don't necessarily need to come into the secured space. If the transaction they can do or are just coming for a drop off or whatever, they can get access to those people in the secured lobby and not necessarily come through the screening area. We have not gotten to the point of putting someone's name on a door. There are still several months of architectural plans before we get to construction documents. This is very preliminary but not back of a napkin with this. There is the conceptual renovation estimate. MSKTD is our architect of record on this. They have been the ones for the last several years to help us see what would fit and if it

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would fit and how best to do it. They have been intimately involved with Kim in knowing her needs and laying out the space that would help her. This is their cost estimate and as you can see, the total construction would be about \$7.5 million but that is just an estimate at this point. We put a fudge factor for soft costs, architects and construction managers. We have had really good luck with construction managers on our bigger projects. As a comparison, they have told us with what today's construction costs are if we knocked it down and just built new would be about \$9.7 million. The two numbers to the side are the construction costs per foot. That is an easier way to analyze and it is cheaper, in this case, to remodel.

Joel Benz: On the demo of the existing building, what would the demo cost be out of the \$9 million? You don't have that number.

Chris Cloud: Up here is mainly interior. We are beginning to go through that with some of the other properties out north as we prepare for demolition. Assuming there are no abatement issues, we might have a better idea in the future because of the cost of demolition because we will have some experience with getting that. Knocking it down and hauling it away is infinitely easier somewhere other than downtown.

Chris Spurr: Mr. Cloud, thanks for being here today. I note on these rough estimates that it is not showing on this printout that you have given us but on the electronic version, the date is October 13, 2020 with a revision date of 2/24/2021.

Chris Cloud: I asked them to revise to reflect more up-to-date construction cost. Steel and wood have gone up so I asked them to revise it.

Chris Spurr: I have been in real estate for almost twenty years and this is grossly out-of-date. Construction costs have skyrocketed. Do we have an estimate, a real estimate of what these costs might entail at today's date?

Chris Cloud: I am not sure how two months is drastically out-of-date.

Chris Spurr: For example, the price of wood has gone up over 200%. And that is just one aspect. My question is, I don't know what numbers to believe on here. That is where I am on it.

Chris Cloud: As I mentioned, this is schematic design. There is still design development and construction design.

Chris Spurr: I understand that but you're coming to Council today to ask for \$8 million. What if \$8 million isn't enough? What would we do?

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Chris Cloud: You, we, all of us would have two options. One is the Commissioners would eat the extra cost which is what happened at the Residential facility that the Commissioners committed to cover it out of CUM CAP which is our capital project budget. You could hold us to that and the Commissioners would take the risk or if the number was more than we were comfortable with we would come back and say we are sorry but this is just too much and we are not going to do it. Or we could come back and ask for more assistance and you could decide then. No money is going to be spent until...

Chris Spurr: But by then, the taxpayers' standpoint is that the money is already committed. Correct?

Chris Cloud: The appropriation may be committed but that doesn't mean dollars have been expended.

Chris Spurr: I understand that but it is not like it will come back into the General Fund.

Chris Cloud: It can. At any given time you all can unappropriate cash. We are not going to spend a dime of this until we are sure the project will go through.

THEY ARE TALKING OVER EACH OTHER.

Chris Spurr: I know we have talked a little about this behind closed doors.

Chris Cloud: You can absolutely unappropriate that back into the General Fund.

Sheila Curry-Campbell: May I speak? I know you stated there is no residential housing but what about Lamplight? Is there a public hearing scheduled or has there been any input from them or any conversations?

Chris Cloud: We have not engaged neighbors as this is very preliminary. With any government function sans the Jail or an overnight residential facility generally we are able to go to any zoning classification. There is no public hearing that will be required like the legal plan commission process or BZA for any government function outside of your high level detention or some sort of overnight facility because that would impact neighbors. For YSC or ACJC, we would have to do that. There wouldn't be a required public hearing because we are permitted to be in any zoning district.

Sheila Curry-Campbell: Even though it is not required, do you think that we should let them know?

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Chris Cloud: Oh, 100%. For twenty years they were by the Rescue Mission. They were in contact with those people and any concerns we may have and so yes, we would commit to talking to neighbors and validating concerns. Any time that we are in downtown, there are always neighbors nearby. This is not a farm field that is thirty feet from anybody in East Allen. We are going to have neighbors and if communication needs to take place, 100% we will need to do that. The nice thing is that the people in these programs are already walking the streets and are our neighbors right now. This is not a confinement facility. To some degree we would hope these are people who are actively attempting to not be incarcerated. They are trying to make sure they are not in Jail and are on the straight and narrow. I am a little more comfortable with this population and in trying to find a location than I would be for where we would find a Jail. We would get way more opposition to an overnight confinement facility, I would think. I am sure they will have concerns about the people that are there and making sure they are being monitored. We have cameras in the facility and security guards in the facility now. They are monitoring these folks as they walk to the building and the participants know that. Kim mentioned the safety rate and part of that is not committing a technical violation. Any ruckus somebody might cause could be prone to have their probation pulled. These folks are actively trying to do the right thing. That is what Kim and her staff is striving to make sure it happens. They have the tools in place to do the right thing. That is the long-winded way of saying that we will talk to any neighbors that we have to.

Sheila Curry-Campbell: We have some unique neighbors and I think it would be fair even though it is not a requirement.

Chris Cloud: And the interesting thing is that it will be by the Rescue Mission again. I think that is kind of interesting to me. We will commit to talk to whomever we need to talk to.

Sheila Curry-Campbell: You have Brightpoint, the Y and Matthew 25 and Saint Mary's. Thank you.

Chris Spurr: Is anybody from MSKTD here today?

Chris Cloud: No. I didn't think we were further enough in plans to have them here to offer outside what I have already talked about. Councilman Harris said you are not taking a vote today. If you have questions about why the layout or something we can certainly get you in touch with them to go over the thinking. They have an expertise in Corrections, to some degree and confinement and secure facilities. There are considerations that they would make for this that you wouldn't normally find in a retail store or something. They can tell you why things are laid out the way they are. Pete Keelan from

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MSKTD has been the one we have been working with for several years. He is intimately familiar with ACCC's operations and their needs.

Kenny Fries: There are no Jail cells or correctional facilities here at all. It is mainly offices and classrooms, right?

Chris Cloud: They might have a holding facility in case someone has to get transported to the Jail but no, this is just a Day Reporting Center. They are in, they are out and they come for a class or meet with their Case Manager. All that is happening now on Superior Street but their volume of traffic has increased over the last several years. I do want to highlight the CBT, Cognitive Behavioral Marketplace that Kim talked about. It has really been the big driver of the increase in foot traffic and the services they are offering on behalf of other departments. I think that is a great testament to the Criminal Justice system working collaboratively and I think that program going very well for Community Corrections. The more we find alternative sentencing programs, the more we are relying on Community Corrections to handle those. The more we push for that the more staff and space they need and so we are attempting to get them in a place where they can do all of the things other departments are asking them to help.

Tom Harris: I will just throw in a comment. I suspect the market we are in terms of property and Chris, to your point, is the demand and construction cost and all of those costs are climbing and so is the demand for properties in the downtown area. Allen County is one of the better places to put a location of a business and that seems to be known throughout the State and maybe the region. The challenge for the Council is the longer we take, the pressure in the terms of pricing and the market also keeps moving. While we are trying to make sure if this is the best location and a great location, our challenges every day, month or quarter that we delay could place more pressure. The flip side of this argument is we also own property that we are trying to get rid of that is probably going up in value. One could argue that every day that the property values go up we are offsetting some of those increased costs that are coming at us by the increased value of the properties that we own.

Chris Cloud: As I have mentioned, we have been going at this for several years. We have an appraisal from probably two years ago that the value of the current building has gone up \$400,000 in the last two or three years. The challenge for adaptive re-use of Community Corrections is that it is not really set up to be Class A or B office space. The use might drive the value there a little more but certainly location you can't beat the location which is right now part of the problem. It is sort of an ancillary thing we need to be aware of but is not what is driving this. This is a space issue. The fact that you have a

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park across the street and 300 and some odd residential units being built on Superior Street in the next block over is a concern. I am sure the Rescue Mission was in the same boat. The area is changing and it is probably a concern for both agencies of dealing with the headaches of worrying about what is happening right outside your front door.

Kenny Fries: That argument doesn't hold. That is like building a brand new house next to a hog farm and seeing if the hog farm will close down. That argument doesn't wash for me.

Chris Cloud: That is not the reason we are doing this. It is the reality of the perception that it is no longer a great use of the area even though for twenty years it has been great. I do want to get to your point about price. I haven't and I won't be mentioning purchase price because we don't intend have to "purchase" the property. The second part of this is the idea of partnership with the City of Fort Wayne. They have, for the last couple of years, inquired about the status of this property. As I just mentioned they have invested millions of taxpayers' dollars into Promenade Park, Phase One. There will also be a Phase Two and Phase Three. Barrett and Stokely are investing \$80 or \$100 million in mixed use development on the former parking lot of the County, actually. By the way, we will get parking in the garage which was part of the deal for the land. That is happening nearby as well. They City, from time to time has inquired about this building. When that happened earlier this year, we asked them if they would be interested in a partnership. One of the things governments can do with each other is swap assets whether it is personal property, real property or whatever. The scenario that we have talked about with City Administration, which seems to be well received by both sides, is the idea of them purchasing 333 East Washington Street and us swapping Community Corrections with the 333 East Washington Street. Whatever the purchase price ends up being we leveled each other out and become even at the end of the day. We don't have an adaptive re-use in that building and so this is a way for us to lower the cost for the transaction. There are several steps that would have to happen, mainly with City Council and Fort Wayne Redevelopment Commission to make that happen. That is sort of the next domino. If you go to the slide labeled Steps Needed for a Successful Partnership, it is very simplified. It is not a complicated process just a lot of transactional documents and approvals needed by several bodies. Hypothetically, today, tomorrow, in the future whenever County Council approves funding for this or any remodeling and whatnot we would then sign an interlocal agreement with the City of Fort Wayne laying out terms and conditions of how this swap would work. They would then need to go to Fort Wayne Redevelopment Commission and get their approval on purchasing 333 East Washington Street and then go to City Council and do the function with them there. When Commissioner Peters mentioned we needed your approval

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for purchase and sale even though there are no dollar amounts, our Legal Counsel would prefer we go through the normal procedure of coming to Council for permission to “purchase and sell” so that everything is documented and done the normal process. They then have to conduct the process of buying the property and we have to conduct the swapping back and forth which is nothing more than a resolution by both parties. After that we would go out for bid. The reason this order is important to is we would never undertake the swap if you all don’t support the funding for remodeling because then we would end up with a building isn’t functional for us. Even actually to your point Councilman Spurr, 100% we wouldn’t spend a dime of the money if this doesn’t got through. Unappropriate it back to the General Fund. I think we have to know that Council is in on this before we would have the City Administration go through the effort of all they are going to have to do with City Council. We are going to be asking them to spend some City capital and work this to see if they can get it through. If it doesn’t happen with City Council, again you unappropriate it back to the General Fund and we are back to square one again. No money will be spent on construction or demolishing or anything if every checkmark doesn’t get checked on all of these processes. That is sort of the process in partnership.

Bob Armstrong: Right now, how many buildings does the County own? Do you know off the top of your head?

Chris Cloud: The buildings that are occupied with people or just structures?

Bob Armstrong: With people.

Chris Cloud: Downtown, if you count Meeks and the Jail as one building, we own seven. There are a couple of outlying Probation Offices.

Bob Armstrong: The other question is the building you are looking at, is it occupied now or is it sitting empty?

Chris Cloud: It has a couple of tenants but that would be the owner’s issue to deal with those leases. The owner is aware of our interest and has not extended new leases with people. He could lease it out if this falls through. It is not presently empty and is not fully occupied.

Bob Armstrong: Thanks.

Sheila Curry-Campbell: What is your timeline? What is your timeline if you get what you need for the renovations?

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Chris Cloud: I asked the architect that question if you all say yes and we get everything done with City Council and we're ready to move forward with the design and bids and all of that stuff and it will be probably eighteen months to being able to move them in. That would be a process as well of moving them in. Eighteen months out and to Councilman Harris' point as to why the Commissioners have been so aggressively trying to move this. We are a year and a half out and so the longer we move puts the problem we are trying to solve the needs get pushed further out. For this, I would say if you all whether it is this month or next month or whenever would say yes to money for remodeling, the City Council side of this I would say 45 days. Whenever you guys say yes, maybe we were two months from kick-starting the design process and from there is who knows.

Sheila Curry-Campbell: For your timeline, if we said yes next month or the month after, when are you going to notify the neighbors?

Chris Cloud: If this becomes a reality, the question you asked about notifying the neighbors is notifying takes a letter. Addressing their concerns is probably a product of both. Nothing on the exterior is going to be remodeled. Maybe a process or a structural question for Kim about whatever their concerns are. If the concerns are going to be the participants in the programs and how to make sure they go in and come out and not bother our facility, those are more Kim questions.

Sheila Curry-Campbell: Some people, if they had no idea that this was even in conversation...

Chris Cloud: The Commissioners and those of you that have served on Plan Commission are well aware that development is often a surprise to the neighbors even if you try to do a good job of informing them. I know what Plan Commission and the Commissioners deal with when they do re-zonings is trying to find the balance between the concerns of the neighbors and what the developer is interested in. In this case, we are the developer and so we have a little more control over addressing their concerns than a private developer that doesn't have to do anything beyond the zoning standards. I am talking hypothetically because I don't know what their concerns are or if there are any but if there is anything we can address, we will address them. If the concern is they don't want us there, I don't have a way to say okay we will stick with the problem and stay in place. I would hope that whatever concerns they would have would be what if's as opposed to things that might currently be happening that we are relocating a function a few blocks and are going to happen here. I have walked Superior Street and I have been to Promenade and I don't feel unsafe in that area. The Jail is going to be the heart of two mixed use developments happening. The developer wasn't

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concerned about that being there. I think because we have not seen issues it probably helps me to say that these are definitely what if's and we will work with you to mitigate the what-if's but they are not necessarily known issues.

Joel Benz: I know we have kind of belabored this but I guess my question is looking long-term we have some other shuffling that we need to do with buildings. We know that there are other things in the works. Incrementally, if we build here, we tear down and build new, we could potentially do another floor or add another footprint or something that would then be able to put other people in there or consolidate some of our buildings a little bit. Did you go down that route and look at what it would cost to build a 50,000 or 60,000m square foot?

Chris Cloud: I did ask the question of MSKTD because some of you had raised that in conversations with us. What about building a slightly larger building on that site? If you go to the new construction number, the price per square foot you just start multiplying that. If we did anything bigger than this footprint, we have to start from scratch because you have to make sure it can handle two floors. The only part that has two floors now is a little back section. Part of it is on a basement. Two-thirds of it is just on a slab or small crawlspace. You would have to start from scratch and it would be all new construction. New construction is in some ways a little easier. The problem is we would probably lose the parking on the site if we wanted to go too big. The lot is relatively shallow. That might require us to go more sideways. You can't always build right to the property line. We have not contemplated what, and I am just throwing a number out there, an 80,000 square foot building would look like. It was told it is possible because if you are building new, they are building high rises downtown. You can build up with the structure you need if you need it. I am not sure if you wanted to build a really big building, I am not sure that is the site I would use because there is no public parking. There is no public parking for Community Corrections now so that wouldn't change a bit. If you were to start adding in several other departments, staff parking would be a concern and public parking would be a concern. That would not be the parcel I would use but if you wanted to make it a 60,000 square foot building than you just start scratching.

Chris Spurr: Mr. Cloud, what is the age of this building, for the record?

Chris Cloud: The original, original part of the building, it has been added to several times, was 190 something.

Chris Spurr: We are looking at a structure that is hundred years plus.

Chris Cloud: Parts of it.

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Chris Spurr: What is the reality that we are going to build on a hundred plus year old structure?

Chris Cloud: You are not building on a hundred plus year old structure. What we are doing here is not adding floors up. You obviously have to make it code compliant and part of the cost is to add an elevator in the back for the two-story section because they didn't add one when they added that part on.

Chris Spurr: What about ADA concerns?

Chris Cloud: You are busting out all of the walls. There are no ADA concerns. Again, it is one-story. The part that is two-story is where the Executive Offices will be on the second floor. The basement will be used for like the training staff and storage. The elevator will have to go down to the basement as well. You are not going to have public in those places. ADA is not a big deal on one floor. The issue is will you uncover something when you start demoing.

Chris Spurr: And the answer is yes. Yes, you are going to and I don't see how this is going to happen quite frankly.

Chris Cloud: As I told you, if you want a what is this going to cost to build number, I am going to have to spend six figures to get the architectural drawings and a place where you are ready to build. All of our experience with road construction and building construction, until we have the construction documents and the bid packet from the architect or engineer that is the closest you are going to get to an engineer's estimate is that day and what to expect from the bids in the next sixty days. We didn't feel it was prudent to spend all of that money for something that we weren't sure we were all committed to. That has been our approach to anything that we have come to you with funding on. We never do the full bore construction drawings because of the cost.

Chris Spurr: As a taxpayer, I don't like open-ended statements. I like to hear not-to-exceed. I like to hear caps. I like to hear that it is not going to exceed a certain percentage. I hear what you are saying.

Chris Cloud: There is the question of what is Council's not-to-exceed or cap? It doesn't have to be the same answer as what is the overall cap? The Commissioners took the risk on the last building and committed to pay for any overages. If things came in under budget, things would just roll back into the General Fund. I think that happened on the Rousseau Centre some of the money rolled back.

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Kenny Fries: To Councilman Spurr' point, it is still taxpayer money. None of us want to vote on something and say we don't know what it is until we vote on it. From the Commissioners or Council, it is still taxpayer money and we need to know what it is going to cost.

Chris Spurr: Precisely.

Chris Cloud: Today, this is the best number I can give you. In the fourteen years that I have been here I can tell you we have never spent the whole cost of construction drawings before we bid something. If you don't know that you are going to do it, I think that is an absolute waste of taxpayer money. It would be better if that was a cheaper process and we would have done that before we came to you. Schematic designs are the farthest we get before we start asking for budget money. Once we start getting beyond that we are into serious engineering and architectural costs. We don't view taxpayer money loosely. We don't come to you to spend money frivolously. Am I telling you...

Chris Spurr: Point taken.

Chris Cloud: that this is going to be the number and at the end of the day, no I can't tell you that. I would be a fool to tell you that this is not going to be the final number. Ask Bill Hartman on any road project that we have done. You get into the soils of Allen County and there are all sorts of weird things with water tables and what not. Even though they do soil borings, you don't know until you actually dig up the ground what you are going to find. We may come and find an issue and because we are not messing around with exterior walls, foundations and roof lines, anything we are going to encounter will be electrical or plumbing and something that is already going to get moved around in the interior. Code compliance, we may find some code compliance issue but we have to have code compliance on any building that we have. On the oldest part, which I believe is the westernmost part of it, we had MSKTD go through and they poked around. I have been in the basement and it is a wood beam holding up the first floor. That is not going anywhere and it is not going to go anywhere. The rest of it going east is slab. If we were messing around with walls and structure, I would be more concerned about overages but we won't know.

Chris Spurr: Unless that wood beam has termites.

Chris Cloud: Thankfully not as much of a problem in Allen County as in other parts of the country. Your concern is 100% valid. Until they do, I think Pete called it investigative demolition. It is the same as any home repair that you do. You don't know what the previous home owner did until you open the wall and still find the knob and tube. In this case we are going to do more building

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back because it is carved up to multiple leased tenant areas. We know we will be knocking out drywall and studs and putting back. If you encounter sewer or electrical issues, you are going to have to replace it. To Tom's point about the market and the way things are while we haven't seen a crazy uptick in the prices, we haven't gone to bid for a commercial structure for a while. Even though Highway hasn't gone crazy with the market like they were a couple of years ago, we haven't put a bid out for a building. We don't know from month to month how much worse for us the pricing conditions might end up. There are a lot of unknowns and there is risk involved and I can't deny that one bit. The last part of our presentation, I will give a little background. The Commissioners talked to Elevatus about a year ago. With COVID, I personally sidetracked it until kickoff began this year. As Councilman Armstrong asked how many buildings do we own, we own a lot of buildings and we have more than the seven that are downtown. Knowing that the largest part of the County's budget is public safety, courts and criminal justice, we kind of wanted to get a handle on what space needs might be in the future. As to several of your points, downtown real estate is exceedingly expensive. Buying new, sometimes depending on the situation can be found for a good deal. Buying new to replicate a couple hundred thousand square foot building downtown is a challenge. We know that is we would have some major space needs and knowing we are out of space, we don't have any empty footage downtown right now. We wanted to get a feel for the needs and what is out there, what growth might look like, what has growth been and what might it look like in the future and particularly the question that is on the back of a lot of peoples' minds is that one day our current Jail facility will need replaced and what would that look like today? How big would it need to be and things have changed in the corrections design industry. The biggest part of our budget and the largest workforce, we wanted to make sure we had the space for these folks. We asked Elevatus to start looking at that. That is something that they had done elsewhere. In the meantime, this has come up and some other things have come up and it has been fortuitous to have that process already ongoing. I will invite Cory Miller up from Elevatus. They were not hired to work on this. They can speak in generalities of Community Corrections but they are not the architect of record on the building and are not the ones designing the space. They have toured it and every office in public safety and talked to all of them as well. He can speak to the general nature of the space and growth and needs. This will be very helpful for the Commissioners as the owners of all of the properties and as they plan for the future. There are going to be other needs in the future. We have been around for almost two hundred years and in the Rousseau Centre for almost fifty this September and Citizens Square for eleven. We don't know what else might be needed and so we wanted to get a better feel and handle for that and is part of why we asked for them on the Court side.

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Cory Miller: Cory Miller with Elevatus Architecture. Thanks for having me. As Chris mentioned, through our study Dave, Greg and I have had the opportunity to meet with almost every department that falls under the criminal justice umbrella. Specifically, as it relates to the discussion today, as Chris mentioned one of our prime operational goals was to understand the growth of the entities under the system and how they relate to one another and where the efficiencies and inefficiencies are. As they have to make strategic decisions about property and space, how can this inform them? Where we are at today and I don't know what is in your electronic copy but there were three documents that we shared with Chris to show you. I am going to call a little bit of audible because we have three slides, right? I want to start on slides two and three and then go back to number one after that. Slides two and three in the packet that Chris is passing out are essentially a really simple way to say in the justice system, there are two hubs that form all of these departments. There is the Jail and there are the Courts. As we went through and talked to every department and talked about their space needs and where they are growing, we asked again who they are talking with, who are they communicating with and who are they driving and getting deliveries from. What we found and I think it was pretty obvious that the number of departments that want to have and need to have a close proximity to the Courts and the Court system is much stronger than the Jail. As you think about this space and the relocation of Community Corrections and specifically this topic today, the Day Reporting Center needs to be close to downtown. Slide two is all of the departments that we talked to and there are sub-departments within a number of those but they want and need to be close to the Courthouse. We asked them, as part of our question, if a Jail was to be constructed not in downtown, do you need to be close to the Courts or do you need to be close to the Jail? You see the graphic that said who needs to be close to the Jail and who needs to be close to the Courts. Specifically again for today's topic, it makes complete strategic sense and our recommendation to keep the Day Reporting Center downtown and if this is the best property then we are in support of it. All of the checked boxes that Chris mentioned are very important.

Chris Spurr: And the reason for that is because transportation is an issue? Timing is an issue?

Chris Cloud: It is the logistics and interplay of the departments together. There are times where a Judge might tell someone in front of him in Court to go right to Community Corrections for an ankle bracelet. They would then have to go for the ankle bracelet. Because many of the clients take public transportation, are dropped off or are walking or biking. That is part of the proximity but also the relationship of the departments and somebody might go from Adult Probation or to the Marketplace at Kim's location.

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Chris Spurr: Is there a statute because we are dealing with highest and best use and cost, is there a statute that says it has to be done in fifteen minutes, thirty minutes, an hour or a day? I'm sure it varies and the Judges could elaborate on it. I am trying to gauge why it is so critically important. Years and years ago I can understand that but when we have good transportation systems and modern vehicles, what is the reason for that?

Kenny Fries: What are the reasons for the Courts? Isn't it because of the Jail and inmates? Doesn't the Jail need to be close to the Courts more than Community Corrections? The Courts are in place primarily because of the criminal activity and inmates. It makes absolutely no sense to say we can build the Jail anywhere but Community Corrections has to be downtown because of the Courts.

Chris Spurr: Exactly.

Kenny Fries: Something doesn't connect.

Chris Spurr: My point is if this is going to cost the taxpayer more money, I want to hear a really good reason why this is absolutely mission critical.

Chris Cloud: You would need to defer to the people in those departments to answer that question. I am a poor substitute for the Judges and Kim Churchward and Eric Zimmerman from Probation and CDS and to all of those folks as to why. I would say to Councilman Fries' perspective and I use this phrase lovingly but the biggest boat anchor is that Courthouse. That historic thing that we have put millions and millions and millions of dollars in is the geographic anchor for the Court system. The Jail gets built downtown because that is where the Courts were.

Chris Spurr: I guess my point is when we are strategically thinking, which is what we should be doing here, and dealing in hundreds of millions of dollars, we need to be able to think outside of the box. We need to not be thinking in terms of 1900 but we need to think outside of the box. I want to hear some really good reasons and I have been privy to some good conversations but we need to get these out on record so the public will know.

Chris Cloud: I would really want to defer. I have not been in the meetings that Cory has been in. I saw the conversations in the meeting minutes but I was not in the meetings to know. Maybe it would be good for you to go over what all you asked them. Part of the task for Elevatus was to also get data from these departments on foot traffic, what departments do you interact with, what the interaction is, is it a physical or electronic to gauge all of those things.

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Tom Harris: If I can jump in. How do you project growth or increased demands on some of these? What kinds of numbers have you used or what do you do to project the demands of one department will be such and such in five or ten years from now?

Cory Miller: A lot of it is historical data. A little bit is honestly, guesswork. We all know that what happens in Indianapolis affects every Jail and part of the justice system without any implication or asking in the County what is going on. Obviously, the Judges can affect how things work to and they are cognizant of the constraints to the system and how much flexibility there is. As we project overall the process for each of these departments, one of the questions is really where have you grown and why have you grown and how do you project growing in the next five to ten years? Different departments had different answers. We can get into those with Dave or Greg because they were in most of those meetings. Trying to build that data to project what could be happening. We can look about a year into the future but outside of that who knows.

Tom Harris: For the most part, it is historic. The numbers that have set the trend and then some kind of assessment from the incumbents and departments to say we think it is going to be better or worse, blah, blah, blah.

Cory Miller: Exactly.

Kenny Fries: Two things, Cory. One you said you talked to almost every department. Which one haven't you spoken to? Also, what does Elevatus see as the population growth within Fort Wayne and Allen County over the next twenty years? I already know a number that I have heard.

Cory Miller: The population growth of the County?

Kenny Fries: And the City. If the population increases by a certain amount, certainly the Court system is going to increase by that same percentage, logically.

Cory Miller: We have that somewhere in a chart, Councilman Fries, but I did not bring it with me today. The projection as it is growing there is some optimism and pessimism in some of that fluctuation. We are seeing accelerating growth as a city center to a region. I don't have the numbers and I apologize. That does affect, as you know, the anticipated growth of a Jail, of a justice system, Community Corrections, Allen County Work Release and the whole system gets affected by that growth.

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Kenny Fries: And the first question, which departments have you not spoken with yet.

Cory Miller: I think embarrassingly, we talked with a lot of the Jail folks and I think our last meeting was with the Sheriff. Greg or Dave, do you know who we have left on the list?

Chris Cloud: We are sort of mid-report for Elevatus. They weren't expected to have this finalized until mid-May.

Greg Wehling: Greg Wehling, Elevatus Architecture. We met with the Sheriff and the Sheriff's Department was the last meeting that we had and some of the divisions within the department, we haven't met with some of them particularly. I think the ones housed in the Rousseau building. We have met with Civil and Warrants and the Sheriff himself.

Kenny Fries: Does that include the Jail? You haven't met with them?

Greg Wehling: We actually met with them early on but there are still some conversations that we need to have with Chief Deputy Butler.

Kenny Fries: So what is your end date? When do you believe you will be done with it?

Cory Miller: We are anticipating the needs assessment to be done in the next thirty days to give to the Commissioners for draft review. There are a couple of steps in our proposal that will be on that and bleed into the early summer but the meat will be ready to review in about thirty days.

Kenny Fries: The reason I have such misgivings about this \$8 million is that I have been around County government for 35 years and I have watched historically no vision to the future, whatsoever. We are currently in a building that is only twenty years old at Community Corrections. That is less than a career for somebody. We are to the point where for the last ten years it is too small because we didn't think beforehand. We didn't think where we were going to be in five years, ten years or twenty years from now. It is costing taxpayers, us all, more money because we didn't think. We didn't look to the future. I see the same thing happening again now and I am not going to be part of it. I am not going to be part of a system that doesn't look to the future. That doesn't look where we are going to be twenty years from now. I agree with Chris that the Courthouse is a beautiful building and I love the architecture but it is an anchor. We need, as Councilman Spurr says, to think outside the box. Maybe we need to build more court systems. Maybe we need to have a criminal justice complex that has the Jail that has Community

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Corrections that has Probation that has Courts and everything is right there so that in this circle, this circle goes with it. Maybe that is what we need to look for instead of saying we have to go downtown because it is available now. That is my goal to find out what we need twenty years from now, fifty years from now. When I started at the Jail, I worked in a Jail that was built in the 1800's. It lasted that long. This current Jail we have now needs to be replaced because they didn't look to the future. I am not going to be part of a process that doesn't look to the future. I will dismount my pony.

Chris Spurr: I second Councilman Fries' feelings on that. I am looking for a strategic solution. I am not looking for a band aid.

Cory Miller: What I skipped over on the first page in the packet actually addresses a little bit of what leads into Councilman Fries' comment. I agree about forward thinking and we are always thinking about how to think as far into the future as we can. One of the things we were asked about is how soon could such a project or something like that could happen, Councilman Fries and does that affect this kind of choice for Day Reporting at Community Corrections. As we look at the overall process, what you have in front of you is a quick draft of how fast or slow government can work when you start talking about a Justice Complex. We have done over eighty Jails nationwide. We have been through this process so many times. The understanding of finding the property, zoning the property, public hearings, funding and finance for paying for the Jail can take a while. After you make those assessments, then you would start designing or design parallel if you wanted to compress the schedule. Our intention with the study is to look at this as a system or complex and what parts needed to be addressed to one another. In the end, in fifty years, is there a Justice Complex somewhere out of downtown? That is clearly part of our recommendation, at the end of the study, on where it could be and how big. That is not part of the May deliverable. It will be into the summer. As you think about timing, when you look at this draft it is about five and a half or six years before you would have an operational Jail if you started today. I have seen people move faster and I would love to see it move faster but as one comparison, Indianapolis has been through the design and financing times twice. We are currently working on their Jail and their Justice Complex. They are now in year nine and they will be occupying next year.

Chris Spurr: If I may say, based on what you just said and based on testimony and comments made earlier today, this process has been going on for fourteen years. When I hear that it sounds like the better option. Because of what I have heard earlier today is that discussions were had about this issue from 2007. To me that is a lack of foresight and inability to think outside of the box.

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Inaudible speaking.

Chris Spurr: Again, we are talking about combination. From what I have heard today, I have so many questions. There are so many open-ended statements that have been made. I can't come to any sort of conclusion whatsoever beside the fact that it is a band aid. I am totally up for hearing the rest of your presentation but based on what you just said and based on what I have heard today that sounds like a much better option.

Cory Miller: I hope I am not overstepping my bounds here, Chris, one of the reasons I wanted to share this with you, Councilman Spurr, is if Community Corrections is busting at the seams which they are and why we were asked to come today if a best case scenario is three years or four years out to put it on a new property and someplace not downtown, the growth that is occurring just gets worse. The idea that you would have a campus open in five or six years, at best, to relocate to if that were the direction then what occurs in that building now and that five-year period to accommodate that growth? That is why we were asked today to say that they really are in the need in whatever form it takes and we are here to emphasize that need is real and immediate.

Chris Cloud: I've heard you express that you are concerned about the staffing in that building. I know that you agree it is not the ideal situation for them right now.

Chris Spurr: I absolutely do.

Chris Cloud: Our concern is we don't want to kick the can on whatever it is, whether it is a big, grand vision or just solving the one problem today that is in front of you. We don't want to keep kicking the can on whatever it is because the people who are affected by it are the staff of the facility and the clients who come in every day where it is just not optimal for any of them. That is part of our push for just something that we need to get moving. If you have more questions, we welcome questions. I will get you whoever you need to talk to answer the interplay between departments and I am happy to have meetings with you and whoever you need to meet with. If this is not the right answer, give us direction on this and you are concerned that this is financially a band aid and you want to solve larger problems that is good helpful information for the Commissioners and me and others.

Chris Spurr: Mr. Cloud, with all due respect, behind closed doors I have voiced those concerns. I thought that was the process here today that we were going on public record so the public could hear this.

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Chris Cloud: We welcome questions.

Kyle Kerley: Ms. Curry-Campbell.

Sheila Curry-Campbell: I stepped out and I do apologize. Is this the complete study?

Cory Miller: No.

Sheila Curry-Campbell: I was going to say three pages.

Chris Spurr: We caught them in the interim.

Sheila Curry-Campbell: Thank you.

Cory Miller: We were only here to talk about Community Corrections.

Chris Cloud: When we asked them to do this, it wasn't to answer this question. It just so happens that we have the question and they are doing something that is potentially related. There will be an actual report.

Sheila Curry-Campbell: Okay. Thank you.

Chris Cloud: We are really picking their brains than reading something.

Kyle Kerley: The question I have is, and I appreciate what Councilman Fries and Councilman Spurr said about thinking to the future and having a strategic plan. Whether we go with a centralized Justice Center or go with two pods of Jail pod and Court pod or whatever, something that I want to see is not just what their needs are today. I like that you have the pod because it shows what is connected to what. What this doesn't show is what their needs what are their needs today and what are their needs in ten years.

Chris Spurr: And that goes to Councilman Fries'...

Kyle Kerley: That is where I kind of agree with Councilman Spurr. I don't think it is prudent of us to say let's move forward with this building because we have a historical trend of building the building in 2000 and in 2007, under Kim Churchward's predecessor, she was already clamoring for more space. The report that Mr. Cloud gave us said they needed 40,000 square feet. That was done in 2017. We are four years past that already based on the information we received today. Is 40,000 square feet enough or do we need 60,000? If we build 20,000 for 40 employees, they have 90 employees now and simple math says fifty. That is if you are just doing proportional. I am doing

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simple math but that is today. What do we need five years from now or what do we need ten years from now? If we are going to spend, ten, eleven, twenty, fifty or \$150 million however we piece all of this together in my opinion we need this to be viable twenty-five or thirty years from now when we are still paying off the bond. When the original County founders built the Courthouse, they only needed one Courtroom but they built four. They planned for the future. We need more than four Courtrooms right now. We have two Courtrooms at Youth Services Center or ACJC, I mean. There are a couple of Courtrooms in the Meeks Center for misdemeanors and traffic. I honestly think we need more Court space. We only have four Courts and we have close to twenty Judges and Magistrates. I know as bad as it sounds, we need to think big and find a big solution. I appreciate what you guys are ultimately putting together.

Chris Cloud: I will speak out of turn slightly for my bosses and for the Courts. I don't think we are opposed to anything as long as there is a commitment from all parties that we just keep moving forward so that we can solve the immediate problem. There may be other problems that we may solve too but I feel for the staff and clients in that program.

Chris Spurr: Mr. Cloud, I would like the record to reflect that I can't speak for all of the Council members for sure. I can only speak for myself. However, having said that for those of us that have toured that facility we empathize and we understand the fact that we don't have to work there every day. We do understand that something needs to be done. That is the crux of the situation.

Chris Cloud: Absolutely.

Chris Spurr: That is where I know for certain where part of my frustration lies. I don't want those individuals to work in that environment. I wouldn't want to work in that environment. The issue is do we need to have all of these things downtown like we think? Why is it this building and what is the rush? We have been at it for fourteen years. I understand it is bursting at the seams.

Chris Cloud: Part of it is that we have struck out several times on buildings because of the length of time it takes us to do things. That is capitalizing on available properties. It is not easy for us because of the restrictions that the State puts on us.

Kenny Fries: Did the Commissioners or Community Corrections look for any other space in the County buildings to move some of the functions to other County buildings around the Courthouse?

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Chris Cloud: There is no available space downtown in any County building.

Chris Spurr: Have we looked outside of the box?

Chris Cloud: To get the money for the Rousseau Centre remodel we committed to the Council, at that time, to consolidate as many buildings as possible. We sold off a building. We have a couple hundred square feet here and there but we don't have 1,000 to 2,000 square feet of empty space that can be converted.

Kenny Fries: Put some there or there.

Chris Spurr: That was my question. To throw a big curve ball, what about the Rousseau Centre? In close discussions that I have had, it meets virtually everything that I have heard.

Chris Cloud: If you want to have a conversation of a larger plan or larger course of action that does more than just Community Corrections, great conversation. We don't disagree with anything Councilman Fries said about forward looking and looking into the future. I have been here over a decade and I have broached the topic more than once that I don't like the fact that we don't have more space. Downtown, people want to buy and develop. That wasn't the case when I started here fourteen years ago. Now, if we had to go and acquire more downtown office space, it can be a challenge. It is a worthwhile conversation to have. It is a different question and a different solution for sure than where can we move Community Corrections and the right size for that. I am not sure that I can intelligently today say that we can get the resolution on that. That is a different scenario and different solution and a great conversation if that is the direction Council would like to move it.

Chris Spurr: I am not saying there is any preference. I am simply saying that maybe that is a conversation that we need to have. Maybe that is something that we need to discuss further.

Chris Cloud: We just want direction. At the end of the day, I think that is what any department that comes before you would want. We are partners. Commissioners, Council and the departments are partners. If this is what our partner wants then we need to listen to our partner and work towards resolution so that we can all stay happily married for the rest of our lives. If our partner is telling us to look at a larger solution that solves maybe even issues that are a couple of years down the road and aren't today's challenge, we will have that conversation. We will engage what we need to engage. Bearing in mind there is a problem today that we are trying to resolve. If we know that the interim is shuffling the deck for Community Corrections to get

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some elbow room is a short-term band aid solution and knowing that something is going to happen, we will do whatever we can find space. The Kidder Building was supposed to be temporary as well and I think it was three decades that they were out there. We have had a tendency in our past to band aid solutions became permanent solutions. We can accommodate temporary to make things livable for them in the course of long-term questions, we will do whatever our partners need us to do.

Joel Benz: I appreciate what you guys have said and I think at this point we are going in circles. I would like to hear from Nelson.

Chris Cloud: Can I just close with if you have questions about anything we said today, we will get the people in the room and answer them. This larger conversation, we will figure it out. If you have a question for a specific department we will get you those people.

Nelson Peters: Before I do close, I would like to introduce one of the Board members, Reverend Bill McGill for a couple of comments.

Reverend Bill McGill: Reverend Bill McGill, Executive Pastor of One Church One Offender. Part of the thing that concerns me, with all due respect, I think we need to understand there is a short-term and a long-term solution. In the short term, the conditions in which both the staff and the constituents that I represent, the clients, are in deplorable conditions. It has to be addressed. What I also know is that a long term plan still has to remain in the urban core. You are talking about clients that are urban poor. They are not moving. The urban poor are in our urban core. We can't make some process then that negates the ability to willingly and consistently participate in the process. It is why it has to be in the urban core. When we talk about public transportation that is always an estimation made by people that don't use it and so we don't have a very good public transportation system. We need someplace that addresses peoples' ability to walk to a facility in a worst case scenario. The preacher in me and I am done. It is Thursday and is sermon preparation day and so it is where I was. This morning when I thought about the impact of Community Corrections, I immediately began to reflect on their service to members of some of our most challenged human collections and the valuable role they play in enabling them to make necessary community connections. It is a form of home detention but is also a series of comprehensive programming designed to captivate the participants' full attention. I think all of us would agree that it is past time for the programs relocation if we expect to continue to providing notable implementation of sustained and respectable rehabilitation. In the early hours of this morning I was having my daily time of devotion and the Lord dropped some sage words from Dr. Seuss into my mind and I thought

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appropriate as we try to end this belabored season of relocation commotion. Its's from the Places You'll Go, because decisions are a necessary task that people want to grow. You have brains in your head and feet in your shoes. You can steer yourself in any direction you choose. You are on your own and you know what you know. You are the one who will decide where to go. Today there comes the time where you have to a leap of faith and move from discussion because continuing to do otherwise will lead to continuing disruptions. A staff cannot continue to work effectively or plan for growth productively without an enlarged facility that remains near its present locality. There are limited options when locations are taken into consideration but it is a critical component of the conversation. We have to remain in the justice corridor if we hope for participant access to soar. For today, we seem to have no other function or reasonable option on this. Unless you think I am a heretic for choosing Dr. Seuss, a preacher, for devotional reflection I did also sample a Christian writer that I think is good for our closing suggestion. Adelina Proctor is her name and she suggested that today should be always lived with a fervent and ready flame. Rise for the day is passing and you lie dreaming on. Buckle the armor and fought till the fight is gone. A place in the ranks awaits you and each man has a part to play. The past and the future have nothing in the face of the stern today. Rise from the dreams of your future gaining some hard fought field of storming some area fortress of bidding of some grand yield. Your future has deeds of glory and honor on a God granted made but your arm will never be stronger or the need so great as today. Thank you for this time.

Nelson Peters: Can I get a halleluiah?

Sheila Curry-Campbell: Amen.

Nelson Peters: I really just want to say thank you for allowing us to make this presentation. I also want to thank those who have been willing to have these robust discussions with us up to this point. And I want to thank those who have made commitments as well. You know, we have really pursued in earnest some sort of solution beginning in about 1918 for resolution to this problem. We talk about the fourteen years. We talked about the ten year. We began to identify some things back during those times. But it has really been over the past three years that we have pushed in earnest to try and find this solution. I continue to hear band aid. I am a planner by nature but I honestly think that everything we do in life is a band aid. It becomes obsolete as soon as the next thing comes along. I buy the latest and greatest computer and guess what? It is a band aid because not more than two years later the next computer comes along and makes what I have done obsolete. I think as long as we are in a criminal justice system, in an arena where we have yet to tame that element, we are going to continue dealing with band aids until we have

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found that solution. Part of the reason that this building makes sense as Reverend McGill alluded to is the same reason that the report I mentioned back in 2015 concluded that the program needed to be downtown instead of out at Cook Road. That was to deal with those individuals who were most using the program. Location became an issue. Transportation became an issue. With all that we have done and all that we have seen, the building that we are currently looking at is the best option that we have seen right now and into the future. What Elevatus comes back with may change things but what we have heard up to this point is that there is no reason that Community Corrections needs to locate with any of the other with things that may be looked at from the criminal justice center discussion right now. Having said all of that we don't want to lose this opportunity. Again, I would ask that because of the multi-step process that we would have to go through in this case to make this particular purchase a reality that you award the appropriation and that you allow for the purchase of this building and if there becomes a time between now and when the rest of some of these steps occur that it becomes negated for whatever reason. As Chris Cloud said, we will return that appropriation to the General Fund. We just have to get moving on this thing now. We have people working in conditions, as you have heard are untenable and conditions that none of us would want to continue to work on. Any of the other long-term solutions that may or may not work aren't going to happen today or tomorrow. I think as Cory was talking about, the five or six year plan, I think he was just talking about a Jail. I could be wrong but if you get all of the elements together that people have talked about on a grander basis you are probably looking nine years or ten years. With that I will ask if there are any other questions at this point. If not and there is a willingness to continue to consider this we will continue to entertain additional questions at any point. Thank you very much.

Kyle Kerley: Is there any discussion amongst Council?

Kenny Fries: I think we need to wait for the needs assessment to come through and see where we go from there.

Kyle Kerley: Hearing no motion on the request, is there any new business? Are there any liaison reports?

Joel Benz: Approval to waive the reading on any matter approved today for which it may be deemed necessary for the County Council meeting of April 15, 2021.

Bob Armstrong: Second.

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Kyle Kerley: We have a motion and a second. All in favor please signify by saying aye. The motion passes 7-0.

Joel Benz: Move to adjourn.

Kenny Fries: Second.

Kyle Kerley: All in favor please signify by saying aye. Opposed like sign. The motion carries 7-0.