

WCFD Preliminary Determination Meeting minutes

Date : July 25th, 2024

**Location: Community Center – Base 180
11321 Aboite Center Rd Ft Wayne, IN 46818**

Public Hearing concerning the adoption of a Resolution making a determination to enter into a public private agreement for construction of a new fire station.

Attendees

Garry Teegarden
Chuck Dwyer
Lance Dafforn
Mike Meyers
Chandler Branning
Other- Chief Gale Stelzer, Chris Perez

1. Call to Order/Welcome/ Pledge of Allegiance 6p

2. Build Team Presentation of Project/ review taxpayer impact information

1. Anekah Sinykin from Baker Tilly presented
2. Chris Perez acknowledges (operational) tax (.355) has affected everyone. Explains : The operational budget has come in lower than estimated . The current year funding comes from property tax . LIT will come into play next year , the hope is to reduce the amount in property tax and offset the amount needed for the new station; an estimate for LIT (general, not public safety) is expected in August. The goal for a new station is to be tax rate neutral. Budget is working on .32, leaves .03 avail for the new station ; the \$9 million includes a building and furnishings.

3. Board Q & A with Build Team

Pete Peterson VP of Design RQAW reviews 3 levels of design process

1. Initial schematic design (spatial planning and necessary elements required for project)
2. Detail design and GPM (guaranteed maximum price)

3. Formalized BOT contract

These components must be in place before the board makes a committed decision and the specified plan moves forward.

Ted Nolting (WCFD attorney) reviewed the benefit of a BOT to be used in this instance:

The Board adopted a BOT statute, a public-private partnership that acts as a "1 stop shop". An RFP was sent garnering 1 respondent who met with the board and was selected. They do a design and a GMP is negotiated, the amount of money (bond) to adhere to is set. How it works: BOT, build, operate, transfer. Bond money comes in, progress payments are made throughout construction. Once complete and signed off, essentially all amounts have been used. Once the project is complete after construction, we're done.

One reason a BOT was chosen to be used: there was no suitable land available. We were able to get contract for the land which can be transferred to the developer to build on. The Dept is not out funds immediately. Once a GMP is agreed on, the risk transfers to the builder.

4. Open Public Hearing / Explanation of process for public comment

Public Comment: 5 persons from the public spoke.

Charlie Seifert, George Strack, Sandy Trimmer, Mark Butts, Tim Knitter

Note: Chandler Branning states that the Arcola Association is open to negotiations to sell the building at fair market price, said to be \$225,000, includes the building and land.

5. Adjourn 6:43pm

Motion to approve by: Lance Dafforn: All were in favor – Aye

Natalie Forbing

Secretary

Late arrival, approx. 6:12pm