

Warsaw Redevelopment Commission
August 05, 2013
Minutes

Present: Charles Smith, President, Rick Snodgrass, Vice President, Tim Meyer, George Clemens, Curt Hermann, Jeremy Skinner, City Planner, Kim Arnold, Recording Secretary

Excused: Jeff Johnson, Mike Valentine

President Charles Smith opened the meeting followed by the Pledge of Allegiance.

- I. Approval of July 01, 2013 Minutes** – Clemens made a motion to approve the July 01, 2013 meeting minutes as presented; Meyer seconded the motion. The motion carried unanimously, 4:0.
- II. Approval of Claims** - Snodgrass made a motion for approval of claims as presented; Meyer seconded the motion. The motion carried unanimously, 4:0.
- III. Resolution 2013-08-01-** A Resolution of the City of Warsaw, Indiana, Redevelopment Commission designating and declaring an amendment of the Economic Development Plan for the Northern Economic Development Area, more specifically set forth within the Resolution, was presented for approval. Meyer made a motion to approve Resolution 2013-08-01. Clemens seconded the motion. The motion carried unanimously, 4:0.
- IV. Bill of Sale-Winona PVD-** The final step in closing out the bond issue with Winona PVD is the “Bill of Sale” for the equipment purchased with bond funds by the Redevelopment Commission. It is required the City dispose of the property purchased in order to close the bond. This bill of sale is the final step in the process of disposing of the equipment, selling it to Winona PVD, thus closing the Winona PVD Bond. Meyer made a motion to approve the Bill of Sale. Snodgrass seconded the motion. The motion passed unanimously, 4:0.
- V. City Hall Third Floor Renovations Contract-** The low bid for the proposed City Hall Third Floor Renovations was submitted by Harold McComb and Sons. The bid was for \$284,445.00, which includes the acceptance of the alternate deductions. Motion was made to accept the bid submitted by Harold McComb and Sons by Snodgrass, seconded by Meyer. The motion passed unanimously, 4:0.
- VI. Appraisal Proposals-** The City Redevelopment Commission wishes to acquire approximately 91 acres west of Ivy Tech, near CR 200 W. The property will then be disposed of for future industrial growth and development. Two appraisal proposals were submitted in order to begin the process of the City acquiring the property at CR 200 West and US 30, west of the Ivy Tech Campus. A motion was made to approve

the appraisal proposals by Clemens, seconded by Meyer. The proposals for appraisal passed unanimously, 4:0.

VII. Amendment to Building Renovations Contract- Plaza Wall and Restrooms- The original contract for Searce Rudisel in regards to the Plaza Wall and Restroom Project did not include construction oversight services. The additional services listed by Searce Rudisel are in response to a request by City Planner Skinner to oversee arising issues during the construction of the plaza wall and restrooms, which totaled an additional \$1,500 for services rendered by Searce Rudisel. Motion was made by Snodgrass to approve the additional charges by Searce Rudisel, seconded by Meyer. The amendment passed unanimously, 4:0.

VIII. Amendment to Indiana American Water Purchase Agreement- An amendment to the Purchase Agreement between the Redevelopment Commission and Indiana American Water Company, for the purchase of the retired water plant was submitted. The Redevelopment Commission cannot pay property taxes when purchasing the retired water plant. The amendment states that the Seller will pay all property taxes and assessments due in 2013, as well as real estate taxes for 2013 payable in 2014. Seller shall pay the cost of any transfer taxes associated with the sale of the property. Motion was made to approve the Purchase Agreement Amendment by Clemens, seconded by Snodgrass. The motion passed unanimously, 4:0.

IX. Other Business

- For information only, the Phase 2 Tax Increment Financing Analysis for Winona PVD (feasibility study) prepared by Umbaugh was presented to Redevelopment Commission Members.
- The next regularly scheduled meeting will be Monday, September 09, 2013 at 12:00 p.m.

X. Adjournment – With no other business before the board, Snodgrass made a motion to adjourn the meeting; Meyer seconded the motion. The motion carried unanimously, 4:0.

Charles Smith, President

Kim Arnold, Secretary