

Warsaw Redevelopment Commission
October 08, 2013
Minutes

Present: Charles Smith (President), Rick Snodgrass (Vice President), Tim Meyer, Jeff Johnson, George Clemens, Jeremy Skinner (City Planner), Kim Arnold (Recording Secretary)

Excused: Curt Hermann, Mike Valentine (City Attorney)

Call to Order

Commission President Smith called the meeting to order.

Approval of September 09, 2013 Minutes – Snodgrass made a motion to approve the September 09, 2013 meeting minutes as presented; Johnson seconded the motion. The motion carried unanimously, 5:0.

Oral and Written Reports

None

Unfinished Business

None

New Business

Approval of Claims - Clemens made a motion for approval of claims as presented; Johnson seconded the motion. The motion carried unanimously, 5:0.

Resolution 2013-10-01- A Resolution of the City of Warsaw Redevelopment Commission authorizing the acquisition of the 90+ acres known as the “Kerlin” property located in the Northern Economic Development Area and certain related matters. The Commission finds that the purchase of the property is critical to the future in relation to continued development of the Northern Economic Development Area and economic development goals. Randy Rompola of Faegre Baker Daniels was present to explain each resolution and to answer questions. Motion was made to approve Resolution 2013-10-01 by Snodgrass; seconded by Meyer. The motion carried unanimously 5:0.

Resolution 2013-10-02- A Resolution of the City of Warsaw Redevelopment Commission approving the forming of an Economic Development Agreement and authorizing its execution with respect to an Economic Development Project to be undertaken by West Hill Development, LLC in the City. West Hill Development has requested certain economic incentives from the Commission to assist in undertaking the project. Motion was made to approve Resolution 2013-10-02 by Snodgrass; seconded by Clemens. The motion carried unanimously 5:0.

Resolution 2013-10-03- A Resolution of the City of Warsaw Redevelopment Commission authorizing the exchange of real estate located in the Northern Economic Development Area and certain related matters. In order to provide for the construction of a road connecting C.R. 150 W and C.R. 200 W the Redevelopment Commission would like to exchange real property with Ivy Tech State College, which

owns property and has a facility located on the property that will be adjacent to the new road upon completion. Motion was made to approve Resolution 2013-10-03 by Johnson; seconded by Clemens. The motion passed unanimously 5:0.

Resolution 2013-10-04- A Resolution of the City of Warsaw Redevelopment Commission regarding the disposition of real estate in the Northern Economic Development Area and matters related thereto. After completion of the acquisition of the “Kerlin” property the Commission desires to proceed with the disposition of the property at a price equal to the acquisition price in order to make the property available for development. Motion was made to approve Resolution 2013-10-04 by Meyer; seconded by Clemens. The motion passed unanimously 5:0.

Board President Smith opened the meeting to Carey Groninger who spoke on behalf of West Hill Development, LLC. He expressed appreciation for the partnership and wanted to thank the City.

Dan Robinson spoke concerning various tax abatements currently in place and future tax abatements with the new building and equipment.

City Planner Skinner explained the need for the City to grow the Northern TIF District and its importance to the future.

329 North Buffalo Purchase- City Planner Skinner explained the opportunity had presented itself to obtain the residential property through HUD. The property is presently vacant. It is one of the properties included in the projected Buffalo Street Corridor, which was an area identified by the Hyatt-Palma Streetscape Study. The City wishes to acquire the property and make it available for redevelopment. City Planner Skinner asked permission to go forward with the bid and purchase of the property. Snodgrass made a motion to approve the bidding and purchase of 329 N. Buffalo St. Meyer seconded the motion. The motion carried unanimously, 5:0.

Adjournment

With no other business before the Board, Clemens made a motion to adjourn the meeting; Johnson seconded the motion. The motion carried unanimously, 5:0.

Other Business

The next regularly scheduled meeting will be Monday, November 4, 2013 at 12:00 p.m.

Charles Smith, President

Kim Arnold, Secretary