

Warsaw Redevelopment Commission Minutes
May 5, 2014

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

Excused: Mike Valentine-City Attorney

President Charles Smith opened the meeting.

Approval of Minutes – Snodgrass made a motion to approve the April 7, 2014 meeting minutes as presented; Meyer seconded the motion. The motion carried unanimously, 5:0.

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

Orthopediatrics Expansion Letter- The Mayor carried in a letter from Orthopediatrics announcing the expansion of their product line. Orthopediatrics is in our Northern TIF District. It will be positive growth for the Company and City of Warsaw.

Cash Rental Agreement- John Powell, who currently farms the property which will be the new Tech Park, wishes to continue to lease the property on a yearly basis. A contract with a contingency clause was presented for approval. Meyer made a motion to approve the contract. Clemens seconded the motion to approve the contract. The motion passed unanimously, 5:0.

Downtown Connectivity Proposal - City Planner Skinner discussed the opportunity from Warsaw Fiber to bring high speed fiber internet service installation to the downtown area. The opportunity was discussed at the last meeting but several members were absent. It would be an ideal time to partner the City and businesses in the downtown and install fiber line directly in the downtown. Each business would have a dedicated 100% fiber connection. The cost to connect each business would be determined. The price would be less than current providers of fiber in the downtown area. No action is required at this time by Commission members.

Declaration of Restrictive Covenants- City Planner Skinner presented documentation required by IDEM concerning the Gatke property, which includes seven tracts that the Redevelopment Commission owns. IDEM requires the Declaration be returned to them after being approved by the Redevelopment Commission and recorded with Kosciusko County. It is a document restricting use of the land for residential purposes and the groundwater is never to be used in any future use of the property. Snodgrass made a motion to approve the signing of the Declaration of Restrictive Covenants. Johnson seconded the motion. The motion carried unanimously 5:0.

Buffalo Street Development- City Skinner discussed the development of North Buffalo Street, which is moving forward. The City is looking at the possibility of issuing a bond next year as well as possible road improvements. The City is working with Dave Matthews, a Developer from South Bend who has worked on projects similar to this.

Other Business

- The next regularly scheduled meeting will be Monday, June 2, 2014 @ 12:00 pm.

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

Charles Smith, President

Kim Arnold, Secretary