

**Warsaw Redevelopment Commission Minutes**  
**August 4, 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

**Pledge of Allegiance**

**President Charles Smith opened the meeting.**

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

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

**Warranty Deed-** City Planner Skinner presented a Warranty Deed for West Hill Development, LLC, for property in the Warsaw Tech Park, where the “shell” building is being constructed. Motion was made by Meyer to approve the Warranty Deed as presented for West Hill Development. Clemens seconded the motion. The motion carried unanimously, 5:0.

**Discussion Items-**

**Riverfront District-** Jason Brown, a resident of the City of Warsaw, has purchased a building in the downtown area and plans on opening a business. He has approached City Planner Skinner requesting the City look into creating a “Riverfront District”. The merchants and the City would benefit from its creation. City Planner Skinner explained the concept of the “Riverfront District” and brought up another option of lobbying our State Senator and possibly creating a “Lake District”. At this time, the only lake with the option of “Lake District” is Lake Michigan. The Commission discussed the possibilities. City Planner Skinner requested permission to pursue the options further. Either option could be used to spur redevelopment and business in the downtown area. Permission was granted by Snodgrass and Clemens as well as the other Commission members to look into both options.

**Warsaw Fiber-**Dean Avey with Warsaw Fiber was present to speak to the Commission about the opportunity to provide the downtown area with fiber connectivity. Discussion followed. Preliminary discussion will continue at the September Redevelopment meeting.

**Buffalo Street Corridor Project-** City Planner Skinner is working with David Matthews, of David Matthews, LLC and moving toward a rough agreement in order to begin planning finances and a bond issue, as well as restructuring the City Hall bond. Skinner hopes to have an agreement to consider by the upcoming September meeting.

***NIPSCO Contract-*** City Planner Skinner is waiting for a contract with NIPSCO. The contract covers the installation of utilities in the Tech Park which is necessary at this point to heat the new shell building this upcoming winter. Skinner is requesting Commission members approve it by email once our Department has received it. Skinner will contact each member by email with the contract.

***Redevelopment Report To Council-*** City Planner Skinner provided copies of the Annual TIF District Report he prepared to be submitted to the DLGF to each Commission member. The same report was provided to Common Council members for informational purposes.

**Other Business**

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

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

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Charles Smith, President

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Kim Arnold, Secretary