

Warsaw Redevelopment Commission
March 02, 2015
Minutes

Present: Charles Smith, President, Tim Meyer, Jeff Johnson, Curt Hermann, Jeremy Skinner (City Planner), Kim Arnold (Recording Secretary)

Excused: Rick Snodgrass, Vice President, George Clemens, Mike Valentine

Pledge of Allegiance

President Charles Smith opened the meeting.

Approval of Minutes – Johnson made a motion to approve the February 2, 2015 meeting minutes as presented; Meyer seconded the motion. The motion carried unanimously, 3:0.

Approval of Claims – Meyer made a motion for approval of claims as presented; Johnson seconded the motion. The motion carried unanimously, 3:0.

Resolution 2015-03-01- A Resolution of the City of Warsaw Redevelopment Commission Designating and Declaring Certain Areas as Redevelopment Areas to Amend the Boundaries of the Warsaw Central Development Area and its Allocation Area and to Amend the Redevelopment Plan for the Warsaw Central Development Area. City Planner Skinner explained the Resolution is needed to amend the boundaries of the Central TIF District and property plan. The meeting today is considered a public hearing for the Resolution. Discussion followed. The Resolution will be voted on by the Redevelopment Commission for the final time at the meeting today.

Smith opened the meeting to the public.

Marie Noggle, resident of 326 N Buffalo, asked for clarification of the plans before she begins remodeling work on her home. City Planner Skinner explained that the conversation of the public hearing has to do with the amendment of the TIF District and taking in the West side of Buffalo Street, not other items. He explained he would be willing to stay after or speak to any person, at any time, with questions unrelated to the Resolution 2015-03-01. He did not want to confuse two issues. President Smith briefly explained to the audience how a TIF District works and that it has to do with finances for the City.

Jeff Keough asked City Planner Skinner to explain the expansion of the TIF District. City Planner Skinner was able to show him a map and clarify the expansion area. City Planner Skinner explained the impact on a property being included in a TIF District does nothing to impact the property, unless the structure would be torn down and a new structure would be built on the same property. Discussion followed.

President Smith closed the meeting to the public.

Approval of Resolution 2015-03-01 was made by Meyer, seconded by Johnson. The motion passed unanimously 3:0.

Wessler Engineering Contract – City Planner Skinner presented a contract for the design of a lift station for the Tech Park by Wessler Engineering. City Planner Skinner explained the progress at the Tech Park is to the point of providing sanitary. The contract is for the design of the lift station only. Discussion followed. Motion was made by Johnson to approve the contract for Wessler Engineering. Meyer seconded the motion. The motion carried unanimously, 3:0.

Additional Appropriation Mariner Drive- City Planner Skinner explained that Parkview Warsaw paid \$600,000 for construction costs, per agreement, to extend Mariner from Husky Trail to the YMCA and future Parkview Warsaw. The City is in receipt of the payment but needs to move the money to the Eastern TIF budget to pay for the construction costs. Meyer asked several questions of City Planner Skinner for clarification. Discussion followed. Meyer made a motion to approve the Additional Appropriation, seconded by Johnson. The motion passed unanimously, 3:0.

Gatke Property Discussion- Discussion of the future of the Gatke property as a whole was addressed by City Planner Skinner. He explained he has a person interested in the property. He also explained he has applied for a Stellar Community Grant. Discussion followed. City Planner Skinner feels we should have an idea of the direction we can go in approximately six months. He feels the bulk of the buildings on the site are not good for re-use. He expressed the possibility of demolition in phases if redevelopment does not work out. Meyer expressed great concern for the City of Warsaw's liability with the buildings sitting in their current present condition. President Smith expressed concerns as well. Meyer asked about the cost of demo. The Redevelopment Commission would have to fund the demo and the price could range between \$170,000 and \$400,000.

Preliminary Bond Report- City Planner Skinner passed out the Preliminary Bond Report for North Buffalo St. and asked them to begin review of it.

Other Business

- The next regularly scheduled meeting will be Monday, April 06, 2015 @ 12:00 p.m.

Adjournment – With no other business to come before the Board, Meyer made a motion to adjourn the meeting; Johnson seconded the motion. The motion carried unanimously, 3:0.

Charles Smith, President

Kim Arnold, Secretary