

Warsaw Redevelopment Commission
July 06, 2015
Minutes

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

Excused: Curt Hermann, Tim Meyer, Mike Valentine (City Attorney)

Pledge of Allegiance

President Charles Smith opened the meeting.

Approval of Minutes – Johnson made a motion to approve the June 01, 2015 meeting minutes as presented; Clemens seconded the motion. The motion carried unanimously.

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

2015 Budgets - City Planner Skinner presented and reviewed the six budgets for 2016 pertaining to the Redevelopment Commission. He answered questions from the Commission Members. Discussion followed. Snodgrass made a motion to approve the 2016 budgets and send them to the City Clerk Treasurer. Clemens seconded the motion. The motion carried unanimously.

TIF Report- City Planner Skinner presented the form to be signed and provided to the Kosciusko County Auditor, the Warsaw Common Council and all overlapping tax units notifying them that the Redevelopment Commission has determined that there is no “excess assessed value” that may be allocated to the overlapping taxing units for 2015 taxes payable in 2016, concerning Tax Allocation Area(s). Motion was made by Johnson to approve no pass through. Clemens seconded the motion. The motion carried unanimously.

GATKE DISCUSSION- City Planner Skinner provided an over-view of opportunities and inquiries that have come and gone concerning the Gatke property in past years. Quotes to demolish the buildings had been obtained over six years ago. The cost to rehab the structure exceeds the cost of new construction. He recommended allocating a portion of the property for demolition in the upcoming year. He suggested leaving the warehouse in tact and starting the demolition with the removal of the biggest liability to the City and working backwards from the

worst to the best, with what we had funds for. The 2016 budget will have some funds available, but not enough. There are no funds available this current year. New demolition quotes need to be obtained as well. Discussion followed among Commission members. Smith opened the meeting to the public for input from Dave Taylor, a resident of the City of Warsaw. He presented the suggestion of saving the building in the best condition and using it for an expo type center, possibly generating tourism and income to the community. He has been in contact with individuals who are interested in the project. He made a commitment to invest his time and get commitment from individuals in writing and to seek funding. Mayor Thallemer pointed out any type of use for the building would have to be sustainable, with private and public investment. The Mayor stated he supports any decision made by the Redevelopment Commission and told Dave Taylor he has the next six to eight months to pull something together. The worst building could be torn down first. Discussion followed. Motion was made by Snodgrass to remove all buildings on the property at once. Johnson seconded the motion. The motion carried unanimously.

Other Business

- The next regularly scheduled meeting will be Monday, August 03, 2015 @ 12:00 p.m.
- City Planner Skinner invited the Redevelopment Commission Members to the ribbon cutting for the Tech Park, Wednesday, July 15 at 1:30 pm at the shell building on Polk Dr.

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

Charles Smith, President

Kim Arnold, Secretary