

**Warsaw Redevelopment Commission  
October 05, 2015  
Minutes**

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

**Excused:** Mike Valentine (City Attorney), Charlie Smith by the virtue of his departure from his earthly home and his memory will not be forgotten

**Pledge of Allegiance**

**Snodgrass opened the meeting.**

**City Planner Skinner, Snodgrass, Meyer and Clemens each took a moment and gave a brief comment to honor and remember Charlie Smith. Charlie, his son Scott, Tony Elliott and Scott Bibler tragically passed away in a plane crash on October 2, 2015.**

**Approval of Minutes** – Meyer made a motion to approve the September 08, 2015 meeting minutes as presented. Clemens seconded the motion. The motion carried unanimously.

**Approval of Claims** – City Planner gave a brief overview of the claims presented. Clemens made a motion for approval of claims as presented; Johnson seconded the motion. The motion carried unanimously.

**2015-10-01- A Bond Resolution of the City of Warsaw, Indiana, Redevelopment Commission Authorizing the Issuance of the City of Warsaw, Indiana, Redevelopment District Taxable Tax Increment Special Taxing District Bonds for the Purpose of Raising Money for Redevelopment and Economic Development in the Northern Economic Development Area.** City Planner Skinner turned the meeting over to Randy Rompola, of Faegre Baker Daniels, for a brief explanation of the required Resolution for the Bond issue. Motion was made by Johnson to approve Resolution 2015-10-01. Meyer seconded the motion. The motion carried unanimously.

**2015-10-02- A Resolution of the City of Warsaw, Indiana, Redevelopment Commission Appropriating the Proceeds (including investment earnings thereon) of the City of Warsaw, Indiana, Redevelopment Commission Taxable Tax Increment Special Taxing**

**District Bonds to be Applied to the Cost of Redevelopment and Economic Development in or Serving the Northern Economic Development Area.** Randy Rompola, of Faegre Baker Daniels explained the need for this appropriation Resolution and clarified that the meeting today was also a public hearing for this Resolution.

Snodgrass opened the meeting to any person wishing to speak in favor or against the Resolution. No person was present to speak in favor or against the Resolution.

Snodgrass closed the meeting to the public.

Meyer made a motion to approve Resolution 2015-10-02. Clemens seconded the motion. The motion carried unanimously.

**2015-10-03- A Resolution of the City of Warsaw, Indiana, Redevelopment Commission Regarding the Disposition of Certain Personal Property to Winona PVD Coatings, LLC, and Matters Related Thereto.** Randy Rompola, of Faegre Baker Daniels, explained this third Resolution is necessary for the purchase of specialized equipment used by Winona PVD and the disposition of the equipment by the City of Warsaw. Andy Mouser, of H.J. Umbaugh & Associates, answered questions of the Board members. Discussion followed. Motion was made by Johnson to approve Resolution 2015-10-03. Clemens seconded the motion. The motion carried unanimously.

**Umbaugh Contract-** City Planner Skinner presented the contract with H.J. Umbaugh for their work on the current Bond issue. The fee will be paid with the Bond proceeds. Motion was made by Snodgrass to approve the contract. Meyer seconded the motion. The motion carried unanimously.

**Discussion Item-** City Planner Skinner wishes to discuss the possibility of using funds from the Northern TIF for investment through H.J. Umbaugh along with other funds of the City of Warsaw. Skinner explained the Northern TIF could possibly invest two million dollars. The investments would be tiered and the projects through Redevelopment are usually lengthy projects. We could earn money on the investment, something we are not doing currently. Discussion followed. Randy Rompola, of Faegre Baker Daniels was involved with the discussion, as was Mayor Thallemer and Andy Mouser, of H.J. Umbaugh & Associates. Skinner explained he does not need a motion today but needs to know if the Redevelopment members are interested in looking into the opportunity in more detail. Members indicated they were interested in moving forward with investigating the topic more thoroughly. Skinner will have more information at the next meeting in November.

#### **Other Business**

- The next regularly scheduled meeting will be Monday, November 02, 2015 @ 12:00 p.m.

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

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Rick Snodgrass, Vice President

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Kim Arnold, Secretary