

Warsaw Redevelopment Commission
March 06, 2017
Minutes

Present: Tim Meyer, Rick Snodgrass, Mike Klondaris, George Clemens, Jeff Grose, Jeremy Mullins, Jeremy Skinner (City Planner), Kim Arnold (Recording Secretary)

Excused: Mike Valentine

Pledge of Allegiance

President Tim Meyer opened the meeting.

Approval of February 06, 2017 Minutes – Klondaris made a motion to approve the February 06, 2017 meeting minutes as presented; Clemens seconded the motion. The motion carried unanimously, 5:0.

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

Petition for the Expansion of Economic Development Area- A petition was received from Snyder, Morgan, Federoff, and Kuchmay LLP on behalf of Jose Espinoza, who operates Redwood Firewood Bar and Grill at 937 N. Detroit Street, for the expansion of an Economic Development Area to include the location of his restaurant. City Planner Skinner explained no motion is needed at this time. The petition starts the process of looking at expanding the Central TIF district. The petition will progress to the Plan Commission and Common Council and will be finalized at the Redevelopment Commission. Discussion followed. Motion was made by Snodgrass to begin the process of considering expansion of the Central TIF District. Grose seconded the motion. The motion passed unanimously, 5:0.

Wessler Amendment #3 Wastewater Treatment Plant Expansion- An amendment to the original engineering contract entered into dated December 20, 2013. The amendment is needed to explore options for the expansion of the Wastewater Treatment Plant. The Northern TIF will play an important part in the WWTP engineering and expansion. The Board of Public Works and Safety has already approved the Wessler contract and City Planner Skinner has spoken with Randy Rompola of Faegre Baker Daniels and it is appropriate for the Northern TIF (Tech Park Area) to contribute financially to the WWTP expansion because the Tech Park is and will be a major user of the WWTP. The WWTP is at 90% capacity at this time and engineering now is crucial as a timeline is developed. Motion was made by Snodgrass to approve the amendment and a transfer ordinance for payment of the fee. Klondaris seconded the motion. The motion passed unanimously, 5:0.

Troyer Amendment 300 N. Trail- An amendment to the original contract for Troyer Group, Inc. dated April 4, 2016 was presented. The contract is for the 300 N Trail Project. City Planner Skinner briefly explained the amendment is for additional construction administration.

Danek Lift Station Upgrade- The “Danek” lift station located at the Tech Park is in need of new pumps. The pump capacity has been reached and future needs have been identified. The Tech Park has grown and will continue to grow. The Tech Park is located in the Northern TIF District. City Planner Skinner presented a proposal from Xylem Water Solutions USA, Inc. Discussion followed. Motion was made by Snodgrass to approve the upgrade of the pumps at the “Danek” Lift Station. Klondaris seconded the motion. The motion carried unanimously, 5:0.

Other Business

- The next regularly scheduled meeting will be Monday, April 03, 2017 @ 4:00 pm.

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

Tim Meyer, President

Kim Arnold, Secretary