

Warsaw Redevelopment Commission
June 05, 2017
Minutes

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

Excused: Jeremy Skinner (City Planner), Mike Valentine (City Attorney)

Pledge of Allegiance

President Tim Meyer opened the meeting.

New Business

Approval of May 01, 2017 Minutes – Snodgrass made a motion to approve the May 01, 2017 meeting minutes as presented; Klondaris seconded the motion. The motion carried unanimously.

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

Resolution 2017-06-01 Resolution of the City of Warsaw, Indiana, Redevelopment Commission Confirming a Resolution of the Commission Designating and Declaring Certain Areas as Redevelopment Areas to Amend the Boundaries of the Warsaw Central Development Area and Its Allocation Area- Assistant Planner Taylor turned the meeting over to Randy Rompola of Barnes & Thornburg, LLP to explain Resolution 2017-06-01. It is a Confirming 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. Discussion followed.

Meyer opened the meeting to the public for questions or comments. Steve Brown, a resident in the proposed expanded area, asked what the impact would be on his property taxes. Randy Rompola was able to answer the question and explain it will have no impact on their residential property taxes. John Elliott, of 1st Source Bank, had questions about the previous district and the proposed new area. Randy Rompola was able to answer his questions as well. Meyer closed the meeting to the public as there were no other questions or comments from the public.

Motion was made by Snodgrass to approve Resolution 2017-06-01. Grose seconded the motion. The motion passed unanimously.

Sealmaster Liquid Road- Assistant Planner Taylor presented a proposal and estimate for the application of liquid road, a surface coating to extend the life of the pavement on Polk Dr. The estimate was approved in the claims presented. No motion is necessary.

Umbaugh Contract for Airport Industrial Park Annexation Fiscal Plan- Assistant City Planner Taylor presented an hourly contract with Umbaugh for the Airport Industrial Park Annexation. Discussion followed. Motion was made by Clemens to approve the contract. Klondaris seconded the motion. The motion passed unanimously.

No Excess TIF Pass Through Statement – Assistant Planner Taylor provided a copy of the statement. The TIF “excess assessed value” determination statement serves as notification to the overlapping taxing units including, Kosciusko County Auditor, Kosciusko County Council, Plain Township Trustee, Wayne Township Trustee, and the City of Warsaw Clerk-Treasurer. The “excess assessed value” determination states that the TIF Districts listed within the notice DO NOT have any “excess assessed value” that may be allocated to the overlapping tax districts. Discussion followed. Motion was made by Clemens to approve the “no excess TIF pass through” statement. Grose seconded the motion. The motion passed unanimously.

Budgets- Budget Reports for the upcoming year were distributed to the members for review. No action is needed at this time. Questions or comments need to be brought to the attention of our office before the next meeting as a vote will be taken at that time for approval.

Other Business

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

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

Tim Meyer, President

Kim Arnold, Secretary