

Warsaw Redevelopment Commission
September 11, 2017
Minutes

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

Excused: Mike Klondaris, Jeremy Mullins, Mike Valentine (City Attorney)

Pledge of Allegiance

President Tim Meyer opened the meeting.

New Business

Approval of August 07, 2017 Minutes– Clemens made a motion to approve the August 07, 2017 meeting minutes as presented; Snodgrass seconded the motion. The motion carried unanimously.

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

H. J. Umbaugh & Associates Contract- City Planner Skinner presented a contract for proposed Municipal Advisory Services for the Eastern and Northern TIF Districts. The Airport Annexation Project and expansion of the TIF Districts will be included with this basic hourly rate contract from H.J. Umbaugh. Motion was made by Snodgrass to accept the contract. Clemens seconded the motion. The motion passed unanimously.

Barnes and Thornburg LLP Engagement Letter- City Planner Skinner presented an engagement letter from Barnes and Thornburg LLP. Approval is requested in order for the City to continue to retain Randy Rompola's services for legal matters. No rate sheet was included with the engagement letter. Members will approve the engagement letter and the rate sheet will be approved at the meeting next month prior to paying any bills. Motion was made by Clemens to approve the engagement letter. Snodgrass seconded the motion. The motion passed unanimously.

Northern TIF Investment Discussion- City Planner Skinner explained that a one million dollar CD, currently invested from Northern TIF funds, is coming due on September 18, 2017. A second one million dollar CD will be coming due on December 18, 2017. The Redevelopment Commission needs to decide if the money for the first CD should be reinvested. City Planner Skinner is comfortable with reinvesting the funds from the first CD for twelve to eighteen months. The Redevelopment Commission would review the matter closer to the December maturity date for the second CD coming due. Discussion followed concerning the reinvestment of the funds. Motion was made by Grose to

reinvest the one million dollars immediately coming due in a CD for no less than eighteen months and no longer than twenty four months. Snodgrass seconded the motion. The motion passed unanimously. The Clerk-Treasurer Christiansen and City Planner Skinner will decide on the best rate.

Tech Park Revised Budget- City Planner Skinner requested the acceptance, after review, of a revised 2018 budget for Capital Outlays- fund 246- Technology Park. We received \$200,000 more in funds from the Indiana Department of Revenue than initially budgeted. The funds will pay for engineering for Phase II of the Tech Park, signage and improvements within the Tech Park in addition to the funds already included in the 2018 budget. Motion was made by Grose to accept the revised budget. Clemens seconded the motion. The motion passed unanimously.

Meijer Written Report- City Planner Skinner presented a written report for review and explained Meijer had challenged their assessment and appealed their taxes with Kosciusko County dating back to when the store was built through the State of Indiana Tax Court. It has been recently settled and a refund with interest will be paid to Meijer. Kosciusko County will deduct the amount of tax reduction from the City's next distribution. Our budget will not change. No motion is needed. The report is for informational purposes only.

Other Business

The next regularly scheduled meeting will be Monday, October 2nd, 2017 at 4:00 pm.

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

Tim Meyer, President

Kim Arnold, Secretary