

**Warsaw Redevelopment Commission Minutes
December 04, 2017**

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

Excused: Tim Meyer, Mike Valentine (City Attorney)

Pledge of Allegiance

Vice-President Rick Snodgrass opened the meeting.

New Business

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

Change Order #1-G & G Hauling- CR 300 North- City Planner Skinner presented the change order of \$250,880.45 before the approval of claims as two of the claims are contingent upon the approval of the change order. City Planner Skinner explained the change order is due to adding lane markings and streetlights along Silveus Crossing and Polk Drive, which accounts for about \$230,000 of the proposed change order. The remaining increases are related to actual material quantities used during construction. The change order did not exceed the 20% threshold for allowable changes to the project. If the lighting had been added in the original contract, G & G would have still been the low bidder for the project. Motion was made by Grose to approve Change Order #1 for G & G Hauling. Clemens seconded the motion. The motion passed unanimously.

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

2018 Redevelopment Meeting Schedule- Klondaris made a motion to approve the 2018 Schedule. Clemens seconded the motion. The motion passed unanimously.

Redevelopment Commission Terms- Mayor Thallemer explained the term for each member is one year. He is appreciative of their service and they will be contacted by the Common Council or himself to continue in their positions next year.

Redevelopment Funds Transfer- City Planner Skinner explained the request to transfer funds within the Northern TIF 2017 budget is to cover a portion of engineering services for the Airport Industrial Park annexation. Motion was made to transfer funds within the

Northern TIF budget by Klondaris. The motion was seconded by Grose. The motion passed unanimously.

Wessler Engineering Agreement- City Planner Skinner presented a contract for the Airport Industrial Park sanitary sewer improvements engineering with Wessler Engineering, Inc. Skinner gave a brief overview of the project time frame. Discussion followed. Motion was made by Klondaris to approve the contract. Grose seconded the motion. The motion passed unanimously.

Tech Park Signage Bids- City Planner Skinner presented the only bid received for the Tech Park signage from Graycraft Signs of Warsaw for \$356,390. Skinner recommended acceptance of the bid. Discussion followed. Clemens made a motion to accept the bid. Klondaris seconded the motion. The motion passed unanimously. Motion to approve signing the contract with Graycraft when it is received in order to use budget money from 2017 was made by Klondaris. Clemens seconded the motion. The motion passed unanimously.

Temporary Right of Way Market Street- City Planner Skinner presented to the Redevelopment Commission the temporary right of way offer from the City of Warsaw Market Street Project for the Fribley Field property. The Redevelopment Commission then discussed the donation of the property to the Market Street Project. Discussion followed. Motion was made by Clemens to accept the right of way offer and approve the donation of the property to the City of Warsaw Market Street Project. Grose seconded the motion. The motion passed unanimously.

Other Business

The next regularly scheduled meeting will be Monday, January 08, 2017 at 4:00 pm.

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

Rick Snodgrass, Vice President

Kim Arnold, Secretary