

**Warsaw Redevelopment Commission**  
**July 02, 2018**  
**Minutes**

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

**Excused:** Mike Klondaris, Mike Valentine (City Attorney)

*Pledge of Allegiance*

*President Tim Meyer opened the meeting.*

*Approval of June 04, 2018 Minutes* – Snodgrass made a motion to approve the June 04, 2018 meeting minutes. Grose seconded the motion. The motion carried unanimously.

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

*Powell Farms Contract* -City Planner Skinner recommended the Commission continue to table the contract. Skinner has not spoken with G & G or Powell and does not know the status of the amount of ground available to be farmed.

*Rotary Park Development* - Assistant City Planner Taylor presented a request for a contribution of \$20,000 from the Redevelopment Commission for the Cog Monument at the new Rotary Park. Rotary Club has funded a large portion of the project and will continue to raise funds for it. The monument contains two giant cogs that were used locally in manufacturing. The monument will honor the industrial history of our City. Motion to approve the contribution of \$20,000 was made by Snodgrass. Grose seconded the motion. Clemens abstained from the vote. The motion passed unanimously.

*Resolution 2018-07-01-* City Planner Skinner presented the Blighted Property Resolution for Senior Affordable Housing on Market Street. Discussion followed. Motion was made by Grose to approve Resolution 2018-07-01. Clemens seconded the motion. The motion passed unanimously.

*Market Street Senior Housing Project Letter-* City Planner Skinner presented the Acquisition and Transfer letter for approval from the Commission for the Senior Affordable Housing on Market Street project. Motion was made by Snodgrass to approve the letter. Grose seconded the motion. The motion passed unanimously.

**Commitment of Municipal Funds Letter-** City Planner Skinner presented a letter of Commitment of Municipal Funds which is a commitment to a contribution from the Warsaw Redevelopment Commission in connection with a senior affordable housing project on East Center St. Motion was made to approve submittal of the Commitment Letter by Grose. Clemens seconded the motion. The motion passed unanimously.

**Transfer Ordinance 2018-07-01-** City Planner Skinner asked for approval of the Commission to submit a transfer ordinance to the Common Council for approval. The transfer ordinance is for \$106,000 from Capital Outlays to Professional Services for Buffalo Street Plaza Design.

**Buffalo Street Plaza Engineering Contract Amendment 7-** City Planner Skinner presented an Amendment for the North Buffalo Street Reconstruction Project in the amount of \$106,000. The change order will cover engineering for the North Buffalo Street Plaza. Motion was made by Grose to approve the American Structurepoint Amendment 7 subject to the approval of the Transfer Ordinance by the Common Council. Snodgrass seconded the motion. The motion passed unanimously.

**Budget-** The budgets for each Redevelopment Fund; 246 Tech Park, 271 Redevelopment General, 472 Redevelopment Central TIF, 474 Redevelopment Northern TIF, 475 Winona Interurban, 477 Eastern TIF were presented for approval for 2019. Clemens made a motion to approve the budgets as presented. Grose seconded the motion. The motion carried unanimously.

**Project Updates-** City Planner Skinner gave updates for progress on the Tech Park Phase II and Buffalo Street Development. Discussion followed.

**Orthoworx Accelinx Report-** City Planner Skinner provided Commission members with an Accelinx progress report provided by Orthoworx. Discussion followed. No action is needed. The report is for informational purposes only. The invoice will be coming in August for the Redevelopment Commission's annual portion of the five year commitment.

**Public Comment/Question-** Kyle Babcock, citizen, asked questions of City Planner Skinner and the Redevelopment Commission about properties on North Buffalo Street. He asked if the City was going to use eminent domain or condemnation to acquire them. City Planner explained a property was needed for the storm sewer. The City has and will continue to work with the property owner. Discussion followed concerning the stormwater and sewer infrastructure and the building project.

## **Other Business**

**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.

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Tim Meyer, President

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Kim Arnold, Secretary