

**Warsaw Redevelopment Commission  
December 03, 2018  
Minutes**

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

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

*Pledge of Allegiance*

*President Tim Meyer opened the meeting.*

**New Business**

*Approval of November 05, 2018 Minutes* – Klondaris made a motion to approve the November 05, 2018 meeting minutes as presented. Clemens seconded the motion. The motion carried unanimously.

*Approval of Claims* – Snodgrass made a motion for approval of claims as presented with the claim to Center Title not to exceed \$2,320,000.00. Klondaris seconded the motion. The motion carried unanimously.

*Appraisal Acceptance-* City Planner Skinner presented two appraisals for the Tech Park Phase II which includes the second portion of Polk Drive. Motion was made by Klondaris to accept the appraisals. Grose seconded the motion. The motion passed unanimously.

*Real Estate Contract-Tech Park Phase II-* City Planner Skinner presented a real estate contract between West Hill Development LLC and the City of Warsaw Redevelopment Commission for the purchase of Phase II of the Tech Park, which includes the property, lift station and roads. The listed contract price does not include closing costs. The closing date has not been scheduled as of this time. Commission President Meyer will sign the purchase agreement. Motion was made by Snodgrass to approve the contract between West Hill Development LLC and the Warsaw Redevelopment Commission. Clemens seconded the motion. The motion passed unanimously.

*Permission to Sign-* City Planner Skinner asked the Commission to grant approval for Tim Meyer, Redevelopment Commission President, to sign for the purchase of the Tech Park Phase II. Motion was made by Grose to approve permission for Tim Meyer, Redevelopment Commission President, to sign for the purchase of Warsaw Tech Park Phase II. Snodgrass seconded the motion. The motion passed unanimously.

***Barnes & Thornburg LLP Agreement-*** City Planner Skinner presented an agreement for Barnes & Thornburg LLP to serve as bond counsel to the Warsaw Redevelopment Authority in connection with the consolidation of the Northern Economic Development Area and the Eastern TIF Economic Development Area and the proposed issuance of Redevelopment Authority lease rental revenue bonds for the purpose of funding sewer and related road improvements in the Airport Industrial Park which will be leased to the Warsaw Redevelopment Commission and the payment of the costs of issuance of the Bonds. Clemens made a motion to approve the agreement. Grose seconded the motion. The motion passed unanimously.

***Economic Development Agreement-*** City Planner Skinner presented an Economic Development Agreement between the City of Warsaw Redevelopment Commission and Michael Kinder & Sons, Inc. for the proposed redevelopment of the Gatke property. Skinner asked the members to review the contract before the January meeting. Discussion followed. No vote is required.

### **Other Business**

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

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Tim Meyer, President

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Kim Arnold, Secretary