

Warsaw Redevelopment Commission
June 03, 2019
Minutes

Present: Rick Snodgrass, Jeff Grose, Mike Klondaris, Jeremy Skinner (City Planner), Kim Arnold (Recording Secretary)

Excused: Tim Meyer, George Clemens, Jeremy Mullins, Scott Reust (City Attorney)

Pledge of Allegiance

Vice President Rick Snodgrass opened the meeting.

New Business

Approval of June 03, 2019 Minutes – Grose made a motion to approve the May 06, 2019 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. Klondaris seconded the motion. The motion carried unanimously.

Housing Directions - Market Street Senior Housing Project - City Planner Skinner provided an update on the status of the project. Skinner stated Englewood of Indianapolis has requested an extension of the original agreement in order to deal with property owners and align financing. The letter provided extends the agreement to December 31, 2019. Skinner recommended approval. Motion was made by Klondaris to approve the extension. Grose seconded the motion. The motion passed unanimously.

A & Z Engineering Contract – CR 150 W & US 30 – City Planner Skinner presented a contract for design engineering for the improvement of safety and efficiency to the intersection of CR 150 W and US 30. The work will primarily focus on the South side of the intersection. The City wishes to prepare a cost estimate in order to tentatively begin the project next year.

No Excess Pass Through Statement- No Excess TIF Pass Through Statement – City Planner Skinner provided a copy of the statement which is completed annually. 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 Grose to approve the “no excess TIF pass through” statement. Klondaris seconded the motion. The motion passed unanimously.

Bid Acceptance and Award - North Pointe Drive Project - City Planner Skinner stated we received one bid for the North Pointe Drive project from Phend and Brown. Skinner stated the window to award this project is very short or we risk losing the grant funds already awarded for it. He recommended the bid be awarded to Phend and Brown. Klondaris made a motion to approve the bid. Grose seconded the motion. The motion passed unanimously.

Budgets 2020 – City Planner Skinner presented the 2020 Redevelopment budgets for review. He went through each proposed budget with members. Discussion followed. Skinner stated the budgets need to be reviewed and considered before the July meeting, where they will be presented for approval.

Other Business

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

Tim Meyer, President

Kim Arnold, Secretary