

**Warsaw Redevelopment Commission**  
**October 07, 2019**  
**Minutes**

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

**Excused:** Mike Klondaris, Jeremy Mullins, Scott Reust (City Attorney)

*Pledge of Allegiance*

*President Tim Meyer opened the meeting.*

**New Business**

*Approval of September 9, 2019 Minutes* – Snodgrass made a motion to approve the September 9, 2019 meeting minutes as presented. Grose seconded the motion. The motion carried unanimously.

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

*Resolution 2019-10-01*- City Director Skinner presented the document which confirms and declares the amended boundaries of the amended TIF district. Skinner stated it is the final step in the amendment process. Per Randy Rompolo, the concern of the Arnolt property acquisition questioned in Resolution 2019-09-01 is not an issue because the City is not paying for the property. The language was left unchanged in Resolution 2019-09-01, from the September meeting. This Resolution 2019-10-01 will be recorded and sent to the Kosciusko County Auditor. The Arnolt property will be acquired by default. The expansion creates an ERA which enables the possibility of interested parties to apply to the Common Council for the establishment of a Riverfront District. Meyer opened the meeting to the public. Liz and Dave Kintzel asked about the effects on their property and development investments. Skinner stated the expanded ERA provides tools to promote new economic development. Nothing will change for existing property owners. Kintzel stated it may improve the sale of his property. Meyer closed the meeting to the public. Commission member Clemens stated he owns three properties within the area. He stated he will be abstaining from the vote and the discussion. Motion was made by Snodgrass to approve Resolution 2019-10-01. Grose seconded the motion. The motion passed unanimously with Clemens abstaining.

*Redevelopment Area Expansion Impact Statement*- Skinner provided an impact statement prepared by Bakertilly for the expanding Winona Interurban Redevelopment Area. No action is needed. The report is informational only.

***Troyer Amendment CR 300N-*** City Director Skinner presented an amendment for the 300 N Trail due to unforeseen issues and items that have come up. The majority of issues are concerning utilities and the re-location of them. Skinner stated the asphalt will be on the road before winter. It may not be the top-coat because the utility problems have cost three weeks of time. Discussion followed. Motion was made by Clemens to approve the Troyer amendment. Snodgrass seconded the motion. The motion passed unanimously.

***Informational Residential TIF Creation-*** City Director Skinner explained the plan to create two residential TIF districts in November of this year. One will be on the North side of Warsaw in the Harrison Elementary School vicinity. The other will be on the South side of town in the vicinity of Eisenhower Elementary School. Skinner stated four public engagement meetings have been scheduled. October 16, 2019 at 5:30 pm at Eisenhower School, October 17 at Harrison School, October 28<sup>th</sup>, 2019 at Harrison, and October 30<sup>th</sup> at Eisenhower are the scheduled meeting dates.

**Other Business**

***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.

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Tim Meyer, President

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Kim Arnold, Secretary