

**Warsaw Redevelopment Commission
December 16, 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 November 04, 2019 Minutes – Clemens made a motion to approve the November 04, 2019 meeting minutes as presented. Snodgrass seconded the motion. The motion carried unanimously.

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

Resolution 2019-12-01- City Planning Director Skinner presented Resolution 2019-12-01 (North Residential Economic Development Area), a Resolution of the City of Warsaw Redevelopment Commission Confirming a Declaratory Resolution and Approving the Establishment of the North Residential Economic Development Area and Related Allocation Area in the City of Warsaw, Indiana, Approving the Economic Development Plan for Said Area and Establishing a Residential Housing Program in Said Area. Skinner stated the City has had public meetings and applied to the State of Indiana for the creation of the District. It is a new creation to generate new housing. The North District is approximately 102 acres. Skinner stated this resolution confirms and approves the establishment of the Northern TIF Residential District. It is the final step of the process of creating the district. Baker Tilly provided an Impact Statement for both resolutions. Discussion followed as Skinner went over the document with members.

Myer opened the meeting to the public. David Hoffert, of Warsaw Schools, thanked the City for working with them. Heather Reichenbach, of Warsaw Schools, also thanked the City for working to grow the community. Skinner stated the City of Warsaw is one of the first to have initiated the process. He is confident it is a good plan moving forward. Myer closed the meeting to the public. Clemens made a motion to pass Resolution 2019-12-01. Grose seconded the motion. The motion passed unanimously.

Resolution 2019-12-02- City Planning Director Skinner presented Resolution 2019-12-02 (South Residential Economic Development Area), a Resolution of the City of Warsaw Redevelopment Commission Confirming a Declaratory Resolution and Approving the Establishment of the

South Residential Economic Development Area and Related Allocation Area in the City of Warsaw, Indiana, Approving the Economic Development Plan for Said Area, and Establishing a Residential Housing Program in Said Area. Skinner explained this resolution was exactly the same as 2019-12-01 but was for the South area. A short discussion followed.

Myer opened the meeting to the public. No person was present to speak. Meyer closed the meeting to the public. Motion was made by Snodgrass to approve Resolution 2019-12-02 as presented. Grose seconded the motion. The motion passed unanimously.

Memorandum of Understanding - HPG Network- Skinner stated the contract is for a housing study for Kosciusko County and the City of Warsaw. Skinner stated the contract will not exceed \$50,000. Skinner stated it is a consulting agreement and pay will be based on the development plan. The contract will be in effect twelve months or upon completion of the project, whichever comes first. Approval of this contract will start the development of ideas for projects. Motion was made by Grose to approve the Memorandum of Understanding with HPG. Clemens seconded the motion. The motion passed unanimously.

Buffalo Street Mixed Use Appraisal Agreements- Skinner presented two appraisal agreements from Verne Mitchell and Griffin Real Estate Services, Inc. They are separate contracts and include appraisals of the Water Works property, the Parks Department maintenance building and a small tract of land. All of the properties will go toward the Buffalo Street Plaza project. Skinner asked for approval for both contracts. Motion was made by Snodgrass to approve both appraisal contracts. Clemens seconded the motion. The motion passed unanimously.

123 W Fort Wayne Street- Skinner recommended tabling the purchase agreement for 123 W Fort Wayne St. Skinner did not receive the second appraisal done on the property before the meeting. Two appraisals are required to enter into a purchase agreement. Motion was made to table the purchase agreement for 123 W Fort Wayne Street by Grose. Clemens seconded the motion. The motion passed unanimously.

Change Order #3-Airport Industrial Park Sanitary Sewer- Skinner explained the Change Order increase is due to lateral and asphalt repairs that had been missed originally. Discussion followed. Clemens made a motion to approve Change Order #3. Snodgrass seconded the motion. The motion passed unanimously.

Site Access Agreement 443 N Detroit- Senior Planner Taylor presented the agreement and explained the necessity for the agreement. Taylor stated the agreement gives IDEM and a consultant access to the site to assess for Brownfields programs and potential grants for orphaned petroleum sites. The site is a priority site. Taylor stated there are strict guidelines and time limits that must be adhered to. As the owner we have to grant permission for access to the property. Grose made a motion to approve the agreement. Clemens seconded the motion. The motion passed unanimously.

Other Business

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

Tim Meyer, President

Kim Arnold, Secretary