

**Warsaw Redevelopment Commission**  
**May 18, 2020**  
**Minutes**

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

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

*Pledge of Allegiance*

*President Tim Meyer opened the meeting.*

**New Business**

*April 13, 2020 Minutes* – Klondaris made a motion to approve the April 13, 2020 meeting minutes as presented. Clemens seconded the motion. The motion carried unanimously by roll call vote of all members.

*Approval of Claims* – Snodgrass made a motion for approval of claims as presented, noting a pending agreement with KEDCO should be approved in this meeting before submitting the claim for payment and a pending change order for Phend and Brown, which will decrease the amount due on the claim should also be approved prior to the claim. Klondaris seconded the motion. The motion carried unanimously by roll call vote of all members.

*Change Order #1- Phend and Brown- North Pointe Drive Project-* City Director Skinner stated the work is complete for the North Pointe Drive project and the final pay application has been presented. The change order is actually a decrease based on the quantity calculations at the end of the project. This change order reflects the final payment due. Motion was made by Snodgrass to approve the Change Order #1. Clemens seconded the motion. The motion passed unanimously by roll call vote of all members.

*MOU (Nextremity) Resolution 2020-05-01-* City Director Skinner presented the Resolution 2020-05-01 which is a resolution approving a form of Economic Development Memorandum of Understanding with Nextremity Solutions, Inc. Nextremity Solutions, Inc. will be moving into the shell building at the Tech Park. They will initially employ 54 full time people. They intend to add machinery and employees in the future. Discussion followed. Alan Tio, of KEDCO was present to add to the discussion. Skinner stated this process would be similar to the process the City followed with Winona PVD for the addition of equipment. Dan Stichter, of Nextremity Solutions, Inc. stated he is excited for the opportunity. He thanked the Redevelopment Commission members for a great foundation. Rod Myer, also of Nextremity Solutions, Inc. is excited for the future relationship with the City of Warsaw Redevelopment Commission and the Common Council. Snodgrass made a motion to approve *Resolution 2020-*

05-01. Klondaris seconded the motion. The motion passed unanimously by roll call vote of all members with Clemens abstaining from the vote.

**CR 300 North & 200 W Contract- A & Z Engineering-** City Director Skinner presented a contract with A & Z Engineering for the improvement of CR 300 North and CR 200 West at the Tech Park. Skinner stated there have been no improvements made to either road. The contract will cover engineering for improvements of both roads. The project may begin in 2021 or 2022 and depending on cost estimates it will decide whether it is treated as one project or two. Skinner stated it is an extensive contract but it does have a “not to exceed” amount listed. Discussion followed. The question was presented as to who owns the road, as it is on the edge of the City limits. Skinner explained we took the road in with the project when we annexed. Motion was made by Klondaris to approve the contract with A & Z Engineering. Clemens seconded the motion. The motion passed unanimously by roll call vote of all members.

**Argonne Corridor Vision Plan Agreement-** City Director Skinner gave an overview of the agreement presented. Alan Tio, KEDCO President, spoke to Commission members about the intent of the contract and the proposed project. He explained it was originally a proposed Stellar Community Project. The Argonne Corridor contains 30 acres under roof potential in the area. The project will be an effort between the City of Warsaw, Town of Winona Lake and KEDCO. The Engineer representing the presented contract has experience with this type of project. Skinner suggested we commit \$15,000, Winona would pay \$10,000 and KEDCO would pay the remainder of the contract. We have paid \$7,500. The study is not complete. Myer recommended approving the agreement with a not to exceed \$15,000 limit. Motion was made by Klondaris to approve the Argonne Corridor Vision Plan Agreement with a not to exceed \$15,000 limit. Snodgrass seconded the motion. The motion passed unanimously by roll call vote of all members.

**Redevelopment Updates-** Skinner gave the members updates on several items including the Tech Park Sign and the status of Winona PVD. Discussion followed.

### **Other Business**

**Adjournment** – With no other business to come before the Board, Clemens 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