

Warsaw Redevelopment Commission
September 08, 2020
Minutes

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

Excused: Scott Reust (City Attorney)

Pledge of Allegiance

President Tim Meyer opened the meeting.

New Business

August 03, 2020 Minutes – Snodgrass made a motion to approve the August 03, 2020 meeting minutes as presented. Klondaris seconded the motion. The motion carried unanimously by roll call vote of all members.

Approval of Claims – Clemens made a motion for approval of claims as presented including a walk in invoice from HRP. Klondaris seconded the motion. The motion carried unanimously by roll call vote of all members.

Resolution 2020-09-01- An amendment to the Consolidated Northern Economic Development Area. City Director Skinner explained the Commission is beginning the process of creating a Memorandum of Understanding. The City will be making a contribution toward the purchase of equipment for Nextremity. It is an incentive specifically for Nextremity but not exclusive to them for the project. Motion was made by Snodgrass to approve Resolution 2020-09-01. Klondaris seconded the motion. The motion passed unanimously by roll call vote with Clemens abstaining from the vote.

Resolution 2020-09-02- A resolution of the City of Warsaw Redevelopment Commission determining to follow certain special purchasing methods for the acquisition of certain equipment relating to the Nextremity Solutions Inc. project. City Director Skinner explained the purpose of the resolution is to declare equipment for a special purpose and the acquisition of that specific equipment. Meyer had concern about the date being blank on the second page of the Memorandum of Understanding. He stated it needed to be filled in. Skinner confirmed the date will be filled in. There was no further discussion. Motion was made by Klondaris to approve Resolution 2020-09-02. Snodgrass seconded the motion. The motion passed unanimously by roll call vote with Clemens abstaining from the vote.

Resolution 2020-09-03- City Director Skinner stated the third resolution is needed to start the process of disposition of the specific piece of equipment. The process will conclude in October when we will get bids and dispose of the equipment to Nextremity. Motion was made by Snodgrass to approve Resolution 2020-09-03. Klondaris seconded the motion. The motion passed unanimously by roll call vote with Clemens abstaining from the vote.

Argonne Corridor Vision Plan- The plan, created by a committee, was presented to members and discussed. Motion was made to accept the Vision Plan by Clemens. Snodgrass seconded the motion. The motion passed unanimously by roll call vote.

Purchase Agreement Arnolt Property/Real America- City Director Skinner presented a purchase agreement between Real America and the City of Warsaw Redevelopment Commission, which is in receivership of the property at 2525 E. Durbin St. The City is participating with Real America on the development of the property. The application will be applied for by Real America on or before September 18, 2020 for funding of the grant. The award will be made January or February 2021. Discussion followed. Motion was made by Snodgrass to accept the contract. Klondaris seconded the motion. The motion passed unanimously by roll call vote.

HRP Change Order #5- City Director Skinner presented the change order for HRP Construction for the Airport Industrial Park Sanitary Sewer project. This is the fifth change order, and is actually a decrease to the contract price for quantities not used and a credit from the contractor. Motion was made by Klondaris to approve Change Order #5. Clemens seconded the motion. The motion passed unanimously by roll call vote.

Wessler Contract- City Director Skinner presented a contract between the City of Warsaw and Wessler Engineering. Skinner explained the contract is for the locations for Sanitary Sewer Laterals in the Airport Industrial Park. He explained it will help the property owners and the contractors doing sewer hook ups to the newly installed sewer lines. Discussion followed. Motion was made by Klondaris to approve the contract. Snodgrass seconded the motion. The motion passed unanimously by roll call vote.

Other Business

Adjournment – With no other business to come before the Board, Klondaris made a motion to adjourn the meeting. Clemens seconded the motion. The motion passed unanimously by roll call vote.

Tim Meyer, President

Kim Arnold, Secretary