

Warsaw Redevelopment Commission
October 05, 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

September 08, 2020 Minutes – Snodgrass made a motion to approve the September 08, 2020 meeting minutes as presented. Clemens seconded the motion. The motion carried unanimously by roll call vote of all members.

Approval of Claims – Klondaris made a motion for approval of claims as presented. Snodgrass seconded the motion. The motion carried unanimously by roll call vote of all members.

HRP Construction Change Order #6- City Director Skinner presented Change Order #6 for the Airport Industrial Park Sewer Project. The request is for additional laterals that were added to the original contract. They were not included on the last change order in error. The result of the change order increases the contract price by \$9,800. Motion was made to approve Change Order #6 by Clemens. Grose seconded the motion. The motion passed unanimously by roll call vote of all members.

Wessler Pay App #16- City Director Skinner presented the final pay application for the Airport Industrial Park Sewer Project, which includes the Change Order #6. Skinner stated Wessler has reviewed it and signed off. It has been inspected and approved. Motion was made by Klondaris to approve Pay App #16 as presented. Snodgrass seconded the motion. The motion passed unanimously by roll call vote of all members.

Baker Tilly Impact Statement- City Director Skinner presented a tax impact statement prepared by Baker Tilly on behalf of the Redevelopment Commission. The Commission is required to provide an impact statement to each of the taxing units which overlap the consolidated Northern Economic Development Area. The purpose of the statement is to disclose any potential impact of amending the consolidated area. The statement is provided for review. No action is required.

Resolution 2020-10-01- Declaring the Consolidated Northern Economic Development Area and Approving an Amendment to the Consolidated Economic Development Plan for Said Area- City Director Skinner explained this is the final Resolution as it relates to the Plan Amendment. The meeting is also considered to be a public hearing. The Plan Amendment will include the Nextremity Project as part of that plan. Meyer opened the meeting to those in favor or against the petition for the public hearing portion of the meeting. No person was present to speak for or against the petition. Meyer closed the meeting to the public. Motion was made by Grose to approve *Resolution 2020-10-01*. Klondaris seconded the motion. The motion passed unanimously by roll call vote with Clemens abstaining from the vote.

MKM Contract- City Director Skinner explained the contract. He explained it is a “not to exceed” agreement for \$28,500 to provide professional services, such as preliminary engineering, for the incubator/accelerator in the Tech Park. The City is working with Kedco to apply for an 80/20 grant. Tio, of Kedco, explained it is a rolling application process for the grant. Skinner explained construction could possibly start next year. Skinner stated the City would be working with Ivy Tech on the development of the project, as well as Grace College. Discussion followed. Motion was made by Snodgrass to approve the contract. Clemens seconded the motion. The motion passed unanimously by roll call vote of all members.

Discussion Item- City Director Skinner discussed the Tech Park Recertification Report previously provided to Commission members. The report is not for public consumption per Indiana code. Skinner reminded members per Scott Reust, the City Attorney, the information contained in it was not to be given out. Skinner stated the Common Council will be provided with copies.

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