

Warsaw Redevelopment Commission
November 09, 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

October 05, 2020 Minutes – Grose made a motion to approve the October 05, 2020 meeting minutes as presented. Klondaris 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. Clemens seconded the motion. The motion carried unanimously by roll call vote of all members.

Resolution 2020-11-01- Plan Director Skinner presented the final step, this resolution, for the project, which is the disposition of a piece of equipment to Nextremity. A bill of sale will also be signed and a payment to Capital Equipment will be made by the City of Warsaw for \$250,000 for the machine. Discussion followed. Motion was made by Klondaris to approve Resolution 2020-11-01. Snodgrass seconded the motion. The motion passed unanimously by roll call vote of all members with Clemens abstaining.

Senior Housing Project- City Plan Director Skinner presented a request from Englewood Group for financial assistance with crossover runs associated with the Senior Housing Project. The project is \$80,000 over budget due to an issue with the pilings hitting foundry slag that had been buried on the site. The pilings would not go through the slag so it had to be bored out. Englewood requested any assistance financially we could offer. Skinner stated he has considered the request and suggested we could pay to install a lift station. He stated we will own the lift station in the end and it would cost about \$16,000 to install. He suggested the Commission could approve not to exceed \$16,000 to install the lift station. The church adjacent to the project will utilize the lift station as well. The sewer line the church has been using has a reverse slope and has not been working. The City was going to have to replace the line. The housing development creates the need to replace that failing sewer line with a lift station. Discussion followed. Skinner stated consideration of paying for the lift station is the City contributing to a common goal of affordable senior housing. The City would be contributing to the project not to exceed \$16,000 which does not pay for the entire lift station, just the pumps. Discussion as to standard protocol for lift stations and costs continued. Skinner stated the members could do what they wished but the option was his opinion and recommendation as the City would have had to

repair the existing failing reverse flow pipe which would have cost much more than \$16,000. It would have probably cost \$100,000. Mayor Thallemer stated he is in support of the suggestion and due to housing shortage issues it would be a good faith gesture to support such an important community project. Discussion followed. Motion was made by Grose to approve the not to exceed \$16,000 for lift station pumps. Clemens seconded the motion. The motion passed unanimously by roll call vote.

Airport Hangar Door- City Plan Director Skinner presented an explanation to members for participation in the replacement of the hangar door at the airport. The City owns the hangar. A combination of funds will be used to fund the replacement door. It is an economic development type project for drawing companies in to use the hangar. The airport will get a higher lease rate and an extension of the existing lease for replacing the old door. It will result in \$1,400 a month more. Skinner stated Northern TIF funds can only be used in the Northern TIF area. EDIT funds are more flexible and can be used for other projects in various areas. Klondaris reminded members the name of the Commission is Redevelopment and we need to reinvest in our airport as it is the job of the commission to “redevelop” and reinvest in our community. Motion was made by Klondaris to approve paying a portion of the hangar door replacement. Snodgrass seconded the motion. The motion passed unanimously by roll call vote.

NIPSCO Easement Request- Skinner presented the request which was received earlier in the day and loaded to Boardpaq prior to the meeting. The request is for a temporary easement for the purpose of replacing NIPSCO poles and line. A number of the poles and line are for Central Park and the downtown area. They are requesting a place to store poles near where the work is being completed. They requested to store them at the property of the old gas station on North Detroit Street owned by the Redevelopment Commission. They will have a need for the easement in the fall and the spring. Each request could be considered separately. They are willing to pay up to \$500 a month but are requesting no cost. Skinner stated he is leaning toward the no fee option to keep in good faith. Skinner stated we will not be using the lot before May and probably not by next fall. Skinner does not have the time frame yet. The tanks have been removed from the site. Klondaris asked how many poles would be there due to vision concerns. Discussion followed. Motion was made by Snodgrass to approve the Easement Request with no fee. Grose seconded the motion. The motion passed unanimously by roll call vote.

Central TIF Expansion- Plan Director Skinner stated the Central TIF Expansion is in process to accommodate HopLore Brewing with a Riverfront liquor license. He was hoping to include the old Owens location as well but is still working on it. He will have more to present in December.

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