

Warsaw Redevelopment Commission
May 03, 2021
Minutes

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

Excused: George Clemens, Scott Reust (City Attorney)

Pledge of Allegiance

President Tim Meyer opened the meeting.

New Business

April 05, 2021 Minutes – Snodgrass made a motion to approve the April 05, 2021 meeting minutes as presented. Grose 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.

No Excess TIF Pass Through Statement – DOCD Skinner provided a copy of the statement which is completed annually. The TIF “excess assessed value” determination statement serves as notification to the overlapping taxing units including, Kosciusko County Auditor, Kosciusko County Council, Plain Township Trustee, Wayne Township Trustee, and the City of Warsaw Clerk-Treasurer. The “excess assessed value” determination states that the TIF Districts listed within the notice DO NOT have any “excess assessed value” that may be allocated to the overlapping tax districts. Discussion followed. Motion was made by Snodgrass to approve the “no excess TIF pass through” statement. Klondaris seconded the motion. The motion passed unanimously by roll call vote.

Tech Park Land Use Request- DOCD Skinner presented a request on behalf of the Echoes of the Past Tractor Club in Warsaw to farm tillable property located at the Warsaw Tech Park that is not being used or farmed. They wish to plant a crop of corn or soybeans. Skinner stated the club then donates money from profits to various not for profit organizations. Discussion followed. Proof of insurance will be provided upon request, per the memo. Discussion of possibly placing signs on the property to deter “off-roading” was discussed. Skinner stated the option of placing signage will be kept in mind. Grose made a motion to approve the request by Echoes of the Past. Klondaris seconded the motion. The motion passed unanimously.

Wessler Engineering Airport Road Lift Station and Force Main- DOCD Skinner explained the contract between Wessler, and the Redevelopment Commission is for engineering and design of a lift station and force main at the intersection of Airport Rd. and CR E 350 N. Skinner explained the City of Warsaw Airport is on septic presently and will be able to tie on after it is

completed. Motion was made by Snodgrass to approve the contract with Wessler Engineering, Inc. Klondaris seconded the motion. The motion passed unanimously by roll call vote.

Resolution 2021-05-01- Skinner explained approval of Resolution 2021-05-01 will enable the Redevelopment Commission to approve an amendment to the consolidated economic development plan for the Northern Economic Development Area. Skinner explained the amendment includes Cross PVD UV Coating and Finishing Corporation, located in the original Winona PVD facility, becoming a taxpayer. The amendment designates them as a taxpayer as Winona PVD is no longer in business. Cross PVD UV Coating and Finishing Corporation has acquired most or all the equipment from Winona PVD and will locate in one of the buildings formerly occupied by Winona PVD to operate from. Discussion followed. It will be presented to Plan Commission and Common Council before coming back to Redevelopment Commission for public hearing and final approval. Motion was made by Klondaris to approve Resolution 2021-05-01. Snodgrass seconded the motion. The motion passed unanimously.

Resolution 2021-05-02- Skinner explained the request is for a transfer of funds in two different TIF districts. A transfer of \$5,000 for professional services in the Winona Interurban TIF for legal services associated with the Argonne Rd. redevelopment efforts and a transfer of \$100,000 for professional services related to developing sanitary sewer plans within the Northern TIF district. The remaining amount is to address a short fall in debt service budget due to an error. Discussion followed. The transfer is a Redevelopment Budget issue, but the Common Council will approve it. Motion was made by Klondaris to approve Resolution 2021-05-02. Snodgrass seconded the motion. The motion passed unanimously by roll call vote.

Ribbon Cutting Buffalo Street Plaza- Skinner stated the ribbon cutting is coming up for the Buffalo St. Plaza. He will invite everyone as soon as he knows when it will be.

Other Business

None

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

Tim Meyer, President

Kim Arnold, Secretary