

**Warsaw Redevelopment Commission**  
**July 12, 2021**  
**Minutes**

**Present:** Richard Snodgrass, George Clemens, Mike Klondaris, Jeff Grose, Tim Meyer, Jeremy Mullins, Jeremy Skinner (DOCD), Kim Arnold (Admin Assistant), Whitney Shilling (Recording Secretary)

**Excused:** Scott Reust (City Attorney)

*Pledge of Allegiance*

*President Tim Meyer opened the meeting.*

**New Business**

**June 7, 2021 Minutes-** Clemens made a motion to approve the June 7, 2021 meeting minutes as presented. Gross seconded the motion. The motion carried unanimously.

**Approval of Claims-** Snodgrass made a motion for approval of claims as presented. Clemens seconded the motion. The motion carried unanimously.

**Selge-Change Order #6 Buffalo Street Plaza-** Skinner stated this project was paid out of a number of different account, any overage were going to be paid out of Redevelopment Allocations- Central Tif. The final change order is a deduction of \$95,047.61. There were some increases in the total time and material of \$3,600. We did change the way the planking runs on the decking for the boardwalk. There was also an increase in the cost for the footers for the pavilion of \$3,283.00. The deductions were a discount in materials; everything was unit cost on material. At the final bill we go through the quantity and adjust the price of the project; which resulted in a \$95,057.61 net deduction. Gross motioned to approve change order #6 for the Buffalo Street Plaza project. Klondaris seconded the motion. The motion carried unanimously.

**Real America Arnolt Property Development Agreement-** Skinner stated a year ago we applied to ICDA and we didn't get award the funds. In conversations with the developer we decided to continue to try and seek out funds for this project. Last year we signed the same real estate conveyance agreement. There was one change to the agreement this year that we ran past the city attorney; it was a conveyance document that the ICDA thought we had to be signed. After speaking with the ICDA and the City Attorney that form was not necessary. This is basically the same agreement we signed last year that would convey the Arnolt property to them if they are award ICDA funds for an affordable housing project. Meyer clarified if they don't get the funds this agreement becomes null and void, Skinner agreed. Discussion Continued. Clemens motioned to approve the Real America Arnolt property development agreement. Snodgrass seconded the motion. The motion carried unanimously.

***Transfer Resolution 2021-07-04-*** Skinner stated this resolution will also go be the City Council on Monday because it has edit money in it. The first part of this resolution is important to the Redevelopment Committee because we are moving money from Redevelopment Allocation to Debt Services. We need to transfer funds because we had two of the wrong bond payment schedules. The last few times we have been issued bonds the bond payment schedule included in the closing documents are different than the schedule that is sent to the bank. That caused the shortfall of \$7,050.00. Skinner noted we are not asking for any additional money, we are just transferring funds. Snodgrass motions to approve the Redevelopment Allocation part of the transfer. Gross seconded the motion. The motion carried unanimously.

***Budget Approval-*** Skinner presented the 2022 Redevelopment budget for review. He went through seven proposed budgets with the board. Discussion followed. Motion was made by Snodgrass to accept all budgets as presented. Clemens seconded the motion. The motion carried unanimously.

**Other Business**

None

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

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Tim Meyer, President

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Whitney Shilling, Recording Secretary