

**Warsaw Redevelopment Commission**  
**December 06, 2021**  
**Minutes**

**Present:** Tim Meyer, Rick Snodgrass, Mike Klondaris, George Clemens, Jeff Grose, Jeremy Skinner (DOCD), Jeremy Mullins, Kim Arnold

**Excused:** Whitney Shilling, Scott Reust (City Attorney)

*Pledge of Allegiance*

*President Tim Meyer opened the meeting.*

**New Business**

*November 01, 2021 Minutes* – Grose made a motion to approve the November 01, 2021 meeting minutes as presented. Snodgrass 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.

*Gatke Memorandum of Understanding*-Skinner presented a development agreement between Rebar Development and the Redevelopment Commission for a proposed development of the Gatke property. Members received a copy of the agreement in their packet. Skinner explained they could review it, but no action is needed at this time. It will be finalized in the coming months as the project comes together. Skinner stated he would like to move into a MOU which will have guidelines of the contract included. Skinner stated he would have Attorney Randy Rompola review the contract. Shelby Bowen, of Rebar Development presented his proposed Gatke property project which would include the original Gatke warehouse and newly constructed lofts for a mixed-use development. He presented a slide show to the members. He gave a brief history of his company and referenced communities in Indiana where they have developed property. He stated the project would be a good fit with the surrounding area, Winona Lake and Argonne Road. The project will have high end finishes with masonry and black frame windows. He has had people reach out to him with interest in the commercial space. He stated he is requesting support from the City. A project draft has been started and he is here today to show that he is ready to go. Skinner explained a MOU is more of a good faith gesture to show the willingness to work together on the project and the next step is to have Rompola draft the MOU, which will state we are working with Rebar. He stated a finance package will be put together with details to start the lay-out as well. The MOU will facilitate that. He hopes to present the MOU next month with details of what Rebar will do and what the City will do. It will allow us to work toward goals to get an agreement at the end of the planning phase. Bowen stated Rebar is completely transparent with financials and will work with the City to reach the final goal. He discussed the project while he answered questions from the members. Alan Tio of KEDCO, pointed out that the demand for all types of housing is high. The location is excellent for walkability to the downtown and proximity to the trail and Winona Lake. Tio stated he looks

forward to working with Rebar and the City. The housing study completed in the last 18 months remains true despite COVID and an immense potential exists with the proposal. Mayor Thallemer stated he has seen the completed projects in other communities, and it will be good for our location. He stated preserving the Gatke history is important to the public and the project is within the realm of the community to do. It is exactly what the City and the public has been looking for and asked the Commission to consider it. Discussion followed. Skinner stated the Commission could approve moving forward with the creation of a MOU for Rebar and the City to sign. Grose made a motion to move forward with the creation of a MOU. Snodrass seconded the motion. The motion passed unanimously.

*Updates*-Skinner presented updates on upcoming projects. He stated the Arnolt project will be moving forward. IHCDA grant funding has come through. Clean up and demo will be started soon.

**Other Business**

None

*Adjournment* – With no other business to come before the Board, Grose 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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Kim Arnold, Secretary Substitute