

Warsaw Redevelopment Commission
February 7, 2022
Minutes

Present: Tim Meyer, Rick Snodgrass, Mike Klondaris, Jeff Grose, Jeremy Mullins, Jeremy Skinner (DOCD), Whitney Shilling

Excused: Scott Reust (City Attorney) , George Clemens

Pledge of Allegiance

President Tim Meyer opened the meeting.

Election of Officers – Snodgrass made a motion to nominate Tim Meyer as the President. Klondaris seconded the motion. Grose made a motion to close nominations and move to vote. Klondaris seconded the motion. The motion passed unanimously. Meyer made a motion to nominate Rick Snodgrass as the Vice President. Klondaris seconded the motion. Meyer made a motion to close nominations and move to vote. Klondaris seconded the motion. The motion passed unanimously. Klondaris made a motion to nominated George Clemens as the Secretary. Grose seconded the motion. Meyer made a motion to close nominations and move to vote. Grose seconded the motion. The motion passed unanimously.

December 6, 2021 Minutes – Klondaris made a motion to approve the December 6, 2021 meeting minutes as presented. Snodgrass seconded the motion. The motion carried unanimously.

2022 Meeting Schedule- Klondaris made a motion to approve the 2022 schedule. Snodgrass seconded the motion. The motion passed unanimously.

Approval of Claims –Snodgrass made a motion for approval of claims as presented. Klondaris seconded the motion. The motion carried unanimously.

New Business

Memorandum of Understanding-Skinner presented the memorandum of understanding with Briggs Indiana Properties LLC. They are looking to development residential housing at the Southeast corner of the intersection of County road 225E and 75N. This agreement states Biggs Indiana Properties LLC would do the residential development and the Redevelopment Commission would provide a storm water line along 225E north towards Deeds Creek. It would provide an outlet of the storm water drainage for the residential property. When they are ready for Phase II of the development the city would process with providing the storm water pipe. The funds would be paid out of the Northern Residential TIF District as incentive this additional housing. Skinner stated he had the City Attorney review this agreement and he didn't have any issues with it. Klondaris asked Kevin Biggs with Biggs Indiana Properties LLC roughly how many houses he plans to build in this development. Biggs stated they plan to have similar density as the development us south of them, Bella Augusta. It will have a combination of single family

homes and villa type homes. Meyer asked if this property is inside the city limits. Skinner stated it was annexed in back in 2018. Klondaris made a motion to approve Memorandum of Understanding between the Redevelopment Commission and Biggs Indiana Properties LLC. Snodgrass seconded the motion. The motion carried unanimously.

Professional Service Contract- Skinner stated this is a design contract with Cornerstone to do preliminary design for a new park that will be located on the north side of the airport. Skinner explained the attachment on the contract identifies some amenities the community would like to incorporate within the park. This contract would take into consideration what activities the community would like to incorporate with a new park and see how they would fit within this 62 acre parcel. Skinner indicated he would like a master plan to develop this park. It is currently within the Northern TIF District so Redevelopment can fund this contract. Skinner went on to explain this park would help enhance our recreational community and help our community grow in the future. Klondaris asked what effect this would have on the airport. Skinner stated it should have no effect on the airport; this park has a lot of green space and no tall buildings. Gross made a motion to accept the professional service contract with Cornerstone. Snodgrass seconded the motion. The motion carried unanimously.

Resolution 2022-02-01- Skinner explained this is concerning what is known as the Marketplace of Warsaw, this area was brought into the Winona Interurban TIF around 2019. He stated a lot changed since then. A lot of business has moved out of the area and the property was recently sold at an auction. Currently we are working with the developer to help rehabilitate that area. As part of that plan we would need to amend this TIF district, which means we would pull this property out and put it back in as its own TIF district. Since we have added this property to Winona Interurban TIF in 2019 the value of this property has significantly decreased and that has been detrimental to that TIF district. This resolution will do two things: reset the life span on this district to 25 years and resetting the assets valuation to its current assets value for 2022. Gross made a motion to approve Resolution 2022-02-01. Klondaris seconded the motion. The motion carried unanimously.

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

Whitney Shilling, Recording Secretary