

Warsaw Redevelopment Commission
March 7, 2022
Minutes

Present: Tim Meyer, George Clemens, Mike Klondaris, Jeremy Mullins, Jeremy Skinner (DOCD), Whitney Shilling

Excused: Rick Snodgrass, Jeff Grose, Scott Reust (City Attorney)

Pledge of Allegiance

President Tim Meyer opened the meeting.

February 7, 2022 Minutes – Klondaris made a motion to approve the February 7, 2022 meeting minutes as presented. Clemens seconded the motion. The motion carried unanimously.

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

New Business

Wessler: Proposal for Professional Services- Airport Properties Sewer Service- Skinner presented a proposal for professional services from Wessler for the airport properties sewer service. This proposal is an addition to the Airport lift station. Skinner stated the airport currently doesn't have sanitary sewer. They have a failing septic tank and continue to have to have it pumped. The new lift station will be on the Airport property so after talking to the Airport about their septic. Skinner spoke with Wessler about looking into adding sanitary sewer. Not looking at adding sanitary sewer to the whole airport but to the terminal. Skinner noted that when this contract goes out to bid this segment will be an add on to the bid so there will be an addendum to that bid. Meyer asked if this will require a lift station. Skinner stated that this will most likely be a grinder station. Klondaris questioned if other hangers have their own septic tanks currently. Skinner said long term the intent would be that this sanitary sewer system would provide sewer for the whole airport. In the future everyone can tie on to city sewer. This contract would be to design the whole system but we would only build the sewer for the terminal at this time. Klondaris motioned to approve *Wessler- Proposal for Professional Services- Airport Properties Sewer Service* as presented. Clemens seconded the motion. The motion carried unanimously.

IDEM: 443 North Detroit Street- Skinner presented the no further action required determination for the Warsaw Gasaway property located at 443 North Detroit Street. The City purchased the property a few years ago and then worked with the state to remediate the property. Skinner stated that he is presenting this determination because this documentation will have to be recorded with the deed. He went on to explain that there will be some deed restrictions, primarily you can't use ground water and any building built there will have to have a vapor bearer. Skinner stated we could use this property for a commercial building. We would just have to do some more testing

to see what type of vapor bearer would be required. Clemens motioned to approve *IDEM: 443 North Detroit Street*. Klondaris Seconded the motion. The motion carried unanimously.

Bakertilly: Impact Statement- Marketplace Allocation Area- Skinner presented the impact statement to the commission. No further action required. Commission acknowledged they received the impact statement.

Resolution No. 2022-03-01- Marketplace Allocation Area (Public Hearing) – Skinner stated this is the confirming resolution. Redevelopment approved this resolution at the February meeting, then it also approved by the Plan Commission and City Council. He went on to explain in this resolution the city is removing the Marketplace from the Winona Interurban TIF district and creating the Marketplace allocation area to reset the years and the asset value of that property. Meyer opened the meeting up to public, no one came forward. Meyer closed the meeting to the public. Klondaris motioned to approve *Resolution No. 2022-03-01- Marketplace Allocation Area*. Clemens seconded the motion. The motion carried unanimously.

MOU- Rebar Development- Skinner explained this is the MOU the commission spoke about a few months ago with Rebar Development. This MOU states the amount of investment that Rebar is willing to make and the amount the Redevelopment Commission is willing to go after in additional funding opportunities for the project. It also stated what would have to be executed before the expiration of this MOU. Skinner stated this MOU gives the Redevelopment Commission and Rebar Development till December of 2022 to get this project together and move forward with construction. Meyer questioned if it stated in this MOU that either party could cancel this MOU with written notice. Skinner said yes and it also stated in the MOU who needed to receive that notice. Shelby Bowman, Owner of Rebar Development gave updates on some other project Rebar is currently working on. He stated that he has been working closely with Alan Tio to be a part of the Readi application. Bowman stated they were really excited to receive the funds only to find out there are a few addition challenges related to the utilization of those funds. He stated they will be applying for the redevelopment tax credit as well. Bowman stated that this MOU is nonbinding and that they acknowledge that there are still some addition things that still need to fall into place. Bowman said this MOU will allow certainty when he is approaching potential tenant or partners. He stated Alan and him met with a potential food vender this morning and its difficult to have those discussion without the public acknowledgement that the county and the city are behind them. Bowman presented a defined project proposal with detailed estimates and rent projections. He went on to explain the project is going to be spilt into two projects, the warehouse and the lofts. Meyer asked if the demolition of the other buildings needs to happen before the renovation of the warehouse. Bowman stated yes at least some of it because they would need the space for parking. He went on to explain that it is the most cost effective to do all the demolition at once. Alan Tio, Kedco thanked the commission for their patients as they work on this proposal. He when on to talk about the positive impact Rebar Development has had on other communities and how Kedco will do everything they can to assist in this project. Klondaris thanked them for there fast timeline. Clemons motioned to approve *MOU- Rebar Development*. Klondaris seconded the motion. The motion carried unanimously.

Other Business

Schedule Change- Skinner request the next meeting be moved due to people being out of town for Spring Break. With no objections the meeting was moved to April 11, 2022, at 4:00 p.m.

Online Meetings- Skinner stated that governor’s order has expired to allow virtual meetings unless the commission passes some procedures that would allow the commission to do virtual meetings. Skinner noted that city council has past those procedural changes and if it is something the commission wants, we can review and modify what council passed to fit the Redevelopment Commission. Klondaris stated he thinks this is something Skinner needs to look into. He pointed out that two members were unable to attend tonight meeting but they might have been able to attend virtually if that is an option. Meyer agreed with Klondaris. Joe Thallemer, Mayor recommended checking with other Redevelopment Commission and see how they are handle virtual meetings. The Commission advised Skinner that is something they would like him to look into what other Redevelopment Commissions are doing because they would like to still allow virtual meetings.

Next Meeting- Skinner wanted to give everyone a heads up that he is currently working on year end reports. He will be sending it out to the commission soon to have time to review it before the next meeting.

Adjournment – With no other business to come before the Board, Clemens made a motion to adjourn the meeting. Klondaris seconded the motion. The motion passed unanimously. The meeting was adjourned at 4:47 p.m.

Tim Meyer, President

Whitney Shilling, Recording Secretary