

**Warsaw Redevelopment
Commission September 12, 2022
Minutes**

Present- In Person: Tim Meyer, Jeff Grose, Jeremy Skinner (DOCD), Whitney Shilling (Recording Secretary)

Present- Virtual: Rick Snodgrass (due to health concerns)

Excused: George Clemens, Mike Klondaris, Jeremy Mullins, Scott Reust (City Attorney)

President Tim Meyer opened the meeting.

Pledge of Allegiance

August 1, 2022, Minutes- Grose made a motion to approve the August 1, 2022, meeting minutes as presented. Snodgrass seconded the motion. The motion passed unanimously by roll call vote.

Approval of Claims –Grose made a motion for approval of claims as presented. Snodgrass seconded the motion. The motion carried unanimously by roll call vote.

New Business

Arnolt Building Demolition- Change Order 1 & Pay Application 1 and 2 – Skinner explained change order one, increases the total contract amount by \$7,500. The change order is for additional removal of concrete structures discovered underground. Skinner stated the project is now completed. Pay application one is for the original contracted amount plus the change order and pay application two is for the retainage. Snodgrass made a motion to approve Change Order 1 & Pay Application 1 and 2 as presented. Grose seconded the motion. The motion carried unanimously by roll call vote.

Anchorage Road Project ROW Acquisitions- Skinner explained we are purchasing these two right-of-way parcels for the Anchorage Road project. He stated this is an INDOT project so we will be reimbursed 80% from INDOT up to \$374,000 for right-of-way services and acquisitions. Grose made a motion to approve Anchorage Road Project ROW Acquisitions. Snodgrass seconded the motion. The motion carried unanimously by roll call vote.

Emans Engineering Contract- Sanitary Sewer Extension- Skinner explained this is a contract with Emans Engineering to design a sanitary sewer line from Corridor Drive to what will be the residential development along Old 30. As part of the development agreement with the developer we agreed to bring the sanitary sewer to the property. The total contract amount is \$14,300. Skinner is hoping to get this designed and out to bid yet this year. Snodgrass expressed some concerns regarding the City of Warsaw already having a contract with him and then Redevelopment Commission entering a contract with him. Skinner stated the contract with the City of Warsaw is for the transition to the New Engineer. This contract with Redevelopment Commission is for a new specific project, the Corridor sanitary sewer extension. He explained the James Emans is no longer a City of Warsaw employee, He is now a consultant so every project will be a different contract. Skinner said he originally tried to use a different engineering firm, but

they didn't have time to do this project. Grose made a motion to approve Emans Engineering Contract- Sanitary Sewer Extension as presented. Snodgrass seconded the motion. The motion carried unanimously by roll call vote.

Resolution No. 2022-09-01- Transfer of 2525 Durbin Street- Skinner stated this resolution is for the Redevelopment Commission to accept the transfer of 2525 Durbin Street from the Board of Works. The property was currently in the name of City of Warsaw so this resolution will transfer the ownership of the property to Redevelopment Commission. Grose made a motion to approve Resolution No. 2022-09-01- Transfer of 2525 Durbin Street as presented. Snodgrass seconded the motion. The motion carried by roll call vote.

Resolution No. 2022-09-02- Disposal of 2525 Durbin Street- Skinner explained this resolution is the beginning of the disposal of 2525 Durbin Street. The Commission has already obtained two appraisals for the property with an average of \$202,000. The next step is to run two advertisements for the bid of the property. The commission will open those bids at the next Redevelopment Commission meeting in October. Snodgrass made a motion to approve Resolution No. 2022-09-02- Disposal of 2525 Durbin Street as presented. Grose seconded the motion. The motion carried by roll call vote.

Second Amendment to Economic Development Agreement- Skinner stated this is an amendment to the agreement with Dave Matthews to remove Phase II from the original agreement. Skinner is asking for the Commission to approve this agreement in form. Once Redevelopment Commission approves the amendment, we would send this amendment to Matthews. After all modifications are done and we are in an agreement. We will have everyone sign the amendment. Grose made a motion to approve the form of the Second Amendment to Economic Development Agreement. Snodgrass asked about the payment to Matthews for the work he has done on the property. Skinner stated after we send this amendment to Matthews, he might request payment at that time. Approving the amendment in form will allow negotiation to happen. Then once an agreement is made then we could execute the amendment in a timely manner. Snodgrass expressed some concern regarding not voting on the final amendment. Skinner stated that once an agreement was reached, he could send the amendment to the commission. If at that time any commission member that did not agree with the amendment, could request Tim not to sign the final amendment. Snodgrass questioned what the reason is to expedite this amendment. Skinner stated that there are some developers interested in the project. Grose revised his motion to approve In Form the Second Amendment to Economic Development Agreement with minor changes. If any dollar amount is added to the agreement, the President of Redevelopment Commission cannot sign the agreement and it must be presented to the board. Snodgrass seconded the motion. The motion carried by roll call vote.

Other Business

Next Meeting Monday October 3, 2022

Adjournment – With no other business to come before the Board, Grose made a motion to adjourn the meeting. Snodgrass seconded the motion. The motion passed unanimously. The meeting was adjourned at 4:45 p.m.

Tim Meyer, President

Whitney Shilling, Recording Secretary

