

**Warsaw Redevelopment
Commission October 3, 2022
Minutes**

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

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

Excused:, Scott Reust (City Attorney)

President Tim Meyer opened the meeting.

Pledge of Allegiance

September 12, 2022, Minutes- Grose made a motion to approve the September 12, 2022, meeting minutes as presented. Snodgrass seconded the motion. The motion passed unanimously by roll call vote.

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

New Business

Acknowledge No Arnolt Bids – Skinner stated we received no bids for the Arnolt property. We are now past the deadline, and we can proceed with the process of disposal of the property to the developer. Klondaris asked for clarification on what exactly the bids were for. Skinner explained the advertisement stated we were seeking bids on a redevelopment project to develop sixty affordable housing units. Skinner stated this doesn't require a vote, just acknowledgement that no bids were received.

Resolution No. 2022-10-01 Expansion of the Northern and Southern Residential TIF- Skinner explained we are proposing the expansion of the Northern and Southern Residential TIF. The expansion of the Northern Residential TIF is for the Alta Vista project and the Granite Ridge (Park Ridge) project will be the expansion for the Southern Residential TIF. Skinner stated this Resolution will also go in front of the School Board, Economic Development, City Council, Plan Commission and then back in front of the Redevelopment Commission. Meyer clarified that those properties are already inside the city limits of Warsaw. Skinner stated that the properties were annexed into the City within the last year. Klondaris asked about how many homes that would include. Skinner thought each project would be about 90 homes. Klondaris made a motion to approve Resolution No. 2022-10-01 Expansion of the Northern and Southern Residential TIF. Clemens seconded the motion. The motion passed unanimously by roll call vote.

Amendment to Real Estate Conveyance Agreement- Skinner stated there were some things that Real America wanted added to the original agreement. The main change is the entity name to The 2525 LP, they didn't have that name defined at the time we entered into the agreement. The other change was because they started work on the project before they took over ownership of the property. With no questions, Grose motioned to approve Amendment to Real Estate Conveyance

Agreement. Snodgrass seconded the motion. The motion passed unanimously by roll call vote.

Temporary Construction License Agreement- Skinner explained they have already begun working on the property and they will be continuing to work over the next month, prior to the closing. This agreement just covers the liabilities for the next month until we sign the property over to The 2525, LP. Skinner thought closing was scheduled for November 8. Clemens made a motion to approve the Temporary Construction License Agreement. Klondaris seconded the motion. The motion carried unanimously by roll call

Other Business

Next Meeting Monday November 7, 2022

Adjournment – With no other business to come before the Board, Clemens made a motion to adjourn the meeting. Grose seconded the motion. The motion passed unanimously. The meeting was adjourned at 4:25 p.m.

Tim Meyer, President

Whitney Shilling, Recording Secretary

