

## Warsaw Redevelopment Commission

November 7, 2022

### Minutes

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

**Present- Virtual:**

**Excused:** Rick Snodgrass, Jeremy Mullins, Scott Reust (City Attorney)

*President Tim Meyer opened the meeting.*

#### *Pledge of Allegiance*

*October 3, 2022, Minutes-* Clemens made a motion to approve the October 3, 2022, meeting minutes as presented. Klondaris seconded the motion. The motion passed unanimously.

*Approval of Claims-* Grose made a motion for approval of claims as presented. Klondaris seconded the motion. The motion passed unanimously.

#### **New Business**

*Transfer Resolution 2022-11-01* – Skinner stated he is requesting a transfer within the Redevelopment General Funds. He is requesting \$2,000 from Redevelopment General- Other Services be moved into Improvements Other Than Buildings. Skinner stated this resolution will go in front of City Council tonight, November 7. The reason for needing this transfer is because redevelopment has paid for the lift station pumps at 802 Center and the demolition on the Arnolt property. Clemens made a motion for a favorable recommendation to Council. Grose seconded the motion. The motion carried unanimously.

*Resolution No. 2022-11-01 Disposal of 2525 E. Dubin Street-* Skinner explained this resolution is giving Redevelopment Commission president, Tim Meyer and the secretary, George Clemens authorization to dispose of the Arnolt property to the developer. When this resolution is approved Tim and George can sign the closing paperwork and we can dispose of the property on November 9. Klondaris made a motion to approve Resolution No. 2022-11-01 Disposal of 2525 E. Durbin Street as presented. Grose seconded the motion. The motion carried unanimously.

*Resolution No. 2022-11-02 TIF Pledge for Sewer Bonds-* Skinner stated we just paid our \$600,000 pledge to the sewer bond. As we refinance the IFA's SRF loan for the existing Wastewater Treatment Plant. Skinner explained the city did a 32-million-dollar SRF loan for the wastewater treatment expansion. As part of that program there is a way for you to reduce that interest rate if you do ground water remediation type projects. There were a couple of projects that the city was working on with IFA and as part of that process the city was able to get an additional 3.5 million dollars of funding. The two projects are to remediate the ground water at Warsaw Chemical and the Airport Lift station. This resolution is just repledging \$600,000 of Northern TIF fund to this bond. Grose made a motion to approve Resolution No. 2022-11-02 TIF Pledge for Sewer Bonds. Clemens seconded the motion. The motion passed unanimously.

***Resolution No. 2022-11-03 Expansion of the Northern Residential TIF-*** Skinner explained the two residential TIF were created in 2019. As the city has worked on creating development opportunities. The city has annexed some properties into the city limits. This Resolution is expanding the Northern Residential TIF to include the property that was just annexed in. Skinner went on to explain these developments would include all single-family homes and would be on city sewer. Grose made a motion to approve Resolution No. 2022-11-03 Expansion of the Northern Residential TIF. Klondaris seconded the motion. The motion carried unanimously.

***Resolution No. 2022-11-04 Expansion of the Southern Residential TIF-*** Skinner explained we annexed some property south of the existing Park Ridge, talking to them about expanding that subdivision farther south. The city has designed this project that would have a lift station to provide city sewer out to that property. By adding that property into the Southern Residential TIF we could use those fund to pay the cost of adding that lift station in. Klondaris made a motion to approve Resolution No. 2022-11-04 Expansion of the Southern Residential TIF. Clemens seconded the motion. The motion passed unanimously.

***Quote from Graycraft Signs for wayfinding signs-*** Skinner explained we need to update our wayfinding signs from 10 years ago. Clemens asked if we were adding any new signs. Skinner stated no new signs just replacing the current signs. Clemens made a motion to approve the quote from Graycraft Signs for wayfinding signs. Grose seconded the motion. The motion passed unanimously.

***Agreement with Nipsco for 35 N. Airport Drive-*** Skinner stated this is to provide three phase electrical service to the lift station by the airport. This would run from state road 15 all the way to the east side of the airport property. Klondaris made a motion to approve the agreement with Nipsco for 35 N. Airport Drive. Grose seconded the motion. The motion passed unanimously.

### **Other Business**

Next Meeting Monday December 5, 2022

**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. The meeting was adjourned at 4:48 p.m.

Tim Meyer, President

Whitney Shilling, Recording Secretary

