

Warsaw Redevelopment Commission
July 2, 2012
Minutes

Present: Charles Smith, President, Rick Snodgrass, Vice President, Tim Meyer, George Clemens, Dan Robinson, Mayor Thallemer, Jeremy Skinner, City Planner, Connie Bowman, Recording Secretary

Excused: Mike Valentine, Jeff Johnson

President, Charlie Smith opened the meeting.

- I. *Approval of June 4, 2012 Meeting Minutes*** – Snodgrass made a motion to approve the *June 4, 2012 meeting minutes* as presented; Clemens seconded the motion. The motion carried unanimously.4:0
- II. *Approval of Claims*** – Snodgrass made a motion to ***approve the claims as presented;*** Clemens seconded the motion. The motion carried unanimously. 4:0
Snodgrass said he would appreciate more details on the pay applications prior to the meeting.
- III. *Gatke Property*** - Mark Dobson and Kellie Malcom, Malcom Associates, were present. Dobson said that he wanted to inform the board of the ad hoc committee that was formed to study the salvaging and conversion of the Gatke building. Dobson said that the committee consisted of individuals who represented a variety of professional backgrounds from architectural to community development. He presented a letter from David Taylor requesting that the Redevelopment board consider delaying the demolition of the Gatke buildings. The ad hoc committee has generally discussed the formation of a not-for-profit corporation. The not-for-profit status would aid in the securing of grants and other monies that would be used to pursue this project. Dobson said that there were people who were interested in the historical nature of the Gatke building. Smith said that they have been paying on this property for clean-up about 10 years. He said that what we need to see is the money to do the project. Snodgrass asked Dobson if there was any money at this time. Dobson said no. Smith said that as a board they have been unanimous in recommending to the Council that the buildings need to come down. Clemens said that there had been many ideas over the years. Meyer said that the board was for the best interest of the City. Gatke is a huge liability. He said that risk management was the City's concern. He said we could not let the liability run forever. Mayor Thallemer said that there were environmental concerns that would need to be addressed as well. He said that with the uses provided in the letter from David Taylor, he did not feel these would sustain the fees to remodel. Smith said he felt there should be no motion because of liability. Thallemer's concern was when they did come back with a plan, there still would be no money to support the project.

Snodgrass said that the board could not say that they would delay the demolition of these buildings or that they would tear them down as soon as money was available.

- IV. **Resolution No. 2012-07-01** – Skinner said that he did not notice that Prairie Township was not included. He asked that they continue the open meeting to August 6 to advertise for Prairie Township. Smith asked if anyone was in favor or against continuing to August 6. No one was present in favor or against.

Warsaw Central, Northern, & Winona Interurban Areas - Skinner said that documentation was needed to show that there was no TIF money to pass through. Clemens made a ***motion for documentation showing that no there was no TIF money to pass through***; Meyer seconded the motion. The motion passed unanimously, 4:0.

- V. **Contract for the Northern Economic Development Area - UMBAUGH** – Skinner said that the fee structure was the same as in the past. He said that the TIF Bonds were reasonable. Snodgrass made a motion to approve the ***Contract for the Northern Economic Development Area***; Meyer seconded the motion. The motion passed unanimously, 4:0.

- VI. **2013 Budgets** – Skinner presented the 2013 Redevelopment Budgets for approval. Snodgrass made a motion to approve the budget for ***Redevelopment Northern Tif #61***; Clemens seconded the motion. The motion passed unanimously, 4:0. Clemens made a motion to approve the budget for ***Redevelopment General #35***; Meyer seconded the motion. The motion passed unanimously, 4:0. Clemens made a motion to approve the budget for ***Redevelopment Allocation #51***; Meyer seconded the motion. The motion passed unanimously, 4:0.

Other Business

- The next regularly scheduled meeting will be Monday, August 6, 2012 @ noon.

- VI. **Adjournment** – With no other business before the board, Snodgrass made a motion to adjourn the meeting; Clemens seconded the motion. The motion carried unanimously, 4:0.

Charles Smith, President

Connie Bowman, Secretary