

**Warsaw Redevelopment Commission**  
**March 6, 2023**  
**Minutes**

**Present:** Tim Meyer, Jeff Grose, Mike Klondaris, George Clemens, Brad Johnson, Jeremy Skinner (DOCD), Joe Thallemer (Mayor)

**Excused:** Scott Reust

**Pledge of Allegiance**

**President Tim Meyer opened the meeting.**

**February 13, 2023, Minutes** – Clemens made a motion to approve the February 13, 2023, meeting minutes as presented. Klondaris seconded the motion. The motion carried unanimously.

**Approval of Claims** – Skinner explained the claims. Meyer asked that we review the Matthews Agreement before claims are approved. After the Matthews Agreement was reviewed and approved, Klondaris made a motion for approval of claims as presented. Clemens seconded the motion. The motion carried unanimously.

**New Business**

**Second Amendment to Economic Development Agreement with Matthews Warsaw LLC-** Skinner presented the second amendment to the economic development agreement. This amendment is the cost to the city for amending our agreement with Matthews. This cost is for the demolition, phase 1 & 2 of the environmental study, lead paint and asbestos removal. Matthews did send Skinner the invoices associated with this, and Skinner verified the invoices were paid. Skinner does recommend the commission approves this amendment to the agreement. This would remove the mixed-use development from Matthews Warsaw LLC. The city will seek another developer for the mixed-use building. Meyer asked if there was work done on the property that the city is not reimbursing Matthews for. Skinner stated yes, we are only reimbursing Matthews for work that we would have to do to the property no matter who the developer is. Randy Rompola reviewed this agreement. No members had any more questions. Klondaris states the property is now “shovel ready” and more attractive for future developers. Grose agreed with Klondaris. Klondaris made a motion to approve the second amendment to the economic development agreement with Matthews Warsaw LLC as presented. Grose seconded the motion. The motion carried unanimously.

**Change Order 1 Airport Lift Station and Force Main: HRP Construction-** Skinner presents attachment “A” the lists the changes to the contract and the expected cost to those changes. Some of the costs are estimates because it depends on the amount of actual trash that is removed. While the gravity line was dug, they hit an old trash dump. That trash must be removed and sent to a certified landfill. Most of this change order is the cost of removing that trash but some of the other costs are dewatering, engineering, and equipment shortage. For example, a generator is six to nine months out. We may have to use a temporary portable generator to run the lift station

depending on how fast those houses get built. Another cost is the backfill that has been brought in to fill in the hole where the trash was removed. Skinner stated there may be more fees depending on the amount of trash they encounter. The location of the trash dump that used to be there is not 100% known. The cost of the trash is calculated in a unit cost price and there will be tickets from hauling the trash to the dump, that will verify those costs. Clemens made a motion to approve change order 1 Airport Lift Station and Force Main with HRP Construction as presented. Grose seconded the motion. The motion carried unanimously.

**Financial Report For 2023 (Draft)-** Skinner presented the financial report for 2023. Which is a report of Redevelopment Commission and Redevelopment Authority actions in 2022. This report also includes the 2023 budget and financial plans by each district with the projects we plan to accomplish. This report is a draft and is a beneficial tool for creation of 2024 budget. Skinner plans to present the final report at the next Redevelopment Commission meeting in April. That will advertise to appropriate taxing agencies. Any comments or questions let Jeremy know before then. Discussion continued.

### **Other Business**

Skinner handed out documentation to members concerning marketing tools for the city. He advised the members to review the material. The intention is a city-wide retail marketing study. At the end of the study, they would provide the city with a list of retail establishments that are being underrepresented in Warsaw. The Redevelopment Commission would tell them which businesses off that list they would want them to go after. This will be a three-year contract. It would be paid for by the Redevelopment Commission. Discussion continued. Skinner told the members to reach out to him if they had any questions. Thallemer stated he looked at this. It seemed expensive but is open to meeting with them and learning more about it. Klondaris agreed he would like to meet with them and hear what they have to offer Warsaw. Skinner agreed to set up a meeting with them.

**Adjournment** – With no other business to come before the Board, Grose made a motion to adjourn the meeting. Klondaris seconded the motion. The motion passed unanimously.

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Tim Meyer, President

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Whitney Shilling, Recording Secretary