

**Warsaw Redevelopment Commission**  
**April 10, 2023**  
**Minutes**

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

**Excused:** Scott Reust

President Tim Meyer opened the meeting.

**Pledge of Allegiance**

**Oath of Office-** Mayor, Joe Thallemer administered the Oath of Office to Bill Curl.

**March 6, 2023, Minutes** – Clemens made a motion to approve the March 6, 2023, meeting minutes as presented. Klondaris seconded the motion. The motion carried unanimously.

**Approval of Claims** – Klondaris made a motion for approval of claims as presented. Clemens seconded the motion. The motion carried unanimously.

**New Business**

**Resolution 2023-04-01 Approval of MOU-** This is a resolution with Mentor Media. They are going to occupy a portion of the new shell building at the tech park. This resolution approves the memorandum of understanding, and the MOU outlines the incentives that were offered to Mentor Media. Skinner stated this agreement is a carbon copy of what the city did with Nextremity before they were acquired by Medartis. Both agreements are an equipment purchase incentive. The total incentive package would be \$500,000, \$250,000 from the Redevelopment Commission for equipment purchase and \$250,000 from the City Council for a no interest, forgivable loan. There are a few requirements for Mentor Media to receive these incentives. They must occupy the building for a minimum of 5 years, they must make an investment in equipment of at least 4.5 million and hire at least 25 employees over the next 5 years. If they meet all these requirements in the next five years, we will release the lien on the equipment. Skinner stated we are making this agreement now because the equipment takes 6 months to get after it is ordered. He went on to explain that once this resolution is approved, we will receive an invoice for the equipment from the equipment company. Then we will pay the company supplying the equipment. We are not giving any money to Mentor Media. Grose made a motion to approve Resolution 2023-04-01 Approval of MOU as presented. Clemens seconded the motion. The motion carried unanimously.

**Resolution 2023-04-02 Special Purchasing Methods-** Skinner explained this is for the acquisition of the special equipment for Mentor Media. In this resolution it has the description of the equipment, who we are purchasing the equipment from, who we are purchasing the equipment for, and the cost of the equipment. It also explains that we will have a lien on the equipment for five years. Mentor Media must occupy the building for at least five years and employ 25 employees before we remove the lien. Grose made a motion to approve Resolution

2023-04-02 Special Purchasing Methods as presented. Klondaris seconded the motion. The motion carried unanimously.

**Resolution 2023-04-03 Disposal-** Skinner stated this resolution is the end of this process, which is the disposition of the equipment that we would be acquiring. This lays out the process in which we will be disposing of the equipment, which follows the state status. After the bid is advertised, if we receive no bids, we can give it to mentor media for one dollar. Klondaris made a motion to approve Resolution 2023-04-03 Disposal as presented. Clemens seconded the motion. The motion carried unanimously.

**Financial Report Presentation-** Skinner started the presentation with explaining what a TIF district is and how it is beneficial to the city. He showed examples of TIF Districts within the City of Warsaw and the potential growth that can be seen as well as past growth history. He explained how we use the money gained from a TIF district for investments and infrastructure within that TIF district. We will also use the money to help with incentives for new developments. Skinner stated that as we grow in a TIF district, we also grow outside that TIF area. What we do in the TIF influences the area around the TIF district. He pointed out the interurban TIF and the growth we could potentially see in the next few years with some of the developments we are doing in that area. Brad Johnson asked on page 23 of the financial report what it means by expansion of public educational facilities. Skinner explained he has had some conversations recently with Dr. Hoffert and a few board members and told them that the Redevelopment Commission and the City of Warsaw are not opposed to making an investment in the school. The investment must be related to our ability to grow. It must be a benefit to the community as a whole. He then gave a few examples of projects they might invest in. Joe Thallemer gave some examples of a few safety projects the city has already helped with. Johnson thanked the city for all their help and collaboration with Warsaw Schools.

### **Other Business**

Skinner handed out some more information from Retail Strategies. Meyer, Klondaris, Thallemer, and Skinner met with Retail Strategies and discussed what they have to offer the City of Warsaw. Skinner stated he would like the members to review this information and if they would like to move forward with Retail Strategies, he could have a contract for them to review at the May meeting. Skinner explained there are two different options we could do. One being just a downtown study, which is already being done by Hyett Palma or we could do a city-wide study. Klondaris stated he thinks it is important to consider the downtown area and its future, but he would like to wait and see what information Hyett Palma can provide us with first. He doesn't want overlaying information. Discussion continued. The members told Skinner they would like to move forward with a contract from Retail Strategies. He told them he would have it at the May meeting.

**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