

Warsaw Redevelopment Commission
June 5, 2023
Minutes

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

Excused: Scott Reust

Pledge of Allegiance

President Tim Meyer opened the meeting.

May 1, 2022, Minutes – Clemens made a motion to approve the May 1, 2022, meeting minutes as presented. Klondaris seconded the motion. The motion carried unanimously.

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

New Business

Resolution 2023-06-01 Final Northern Residential TIF- Skinner explained this is the final step for the Northern Residential TIF expansion that we started in November of 2022. We were waiting for the agreement with the school board and the agreement just got approved last month. Skinner clarified that this resolution is adding a 70-acre parcel of land that will be a housing development just north of the Dells. Meyer opened the meeting to the public. With no comments, Meyer closed the meeting to the public. Klondaris made a motion to approve Resolution 2023-06-01 Final Northern Residential TIF as presented. Curl seconded the motion. The motion carried unanimously.

Resolution 2023-06-02 Final Southern Residential TIF- Skinner explained this Resolution is like Resolution 2023-06-01 but it is for the Southern Residential TIF. He went on to explain that the city is currently installing a 1.5 million lift station to support this new development. Expanding this TIF district would allow the city to collect those TIF funds to pay for that new lift station. Meyers asked if Redevelopment will be paying for the lift station. Skinner stated per the agreement, Wastewater will be paying for the lift station up front. Then Redevelopment will reimburse them once we develop the residential area, and we collect the TIF funds. Meyer opened the meeting to the public. With no comments, Meyer closed the meeting to the public. Klondaris asked about how many lots we are talking about. Skinner stated in the Southern Residential TIF we are adding around 90 lots and in the Northern Residential TIF is almost 90 lots as well. Clemens made a motion to approve Resolution 2023-06-03 Final Southern Residential TIF as presented. Curl seconded the motion. The motion carried unanimously.

Impact Statement for the Expansion of the Northern and Southern Residential TIFs- Skinner stated the impact statement must be presented to the commission and the public as part

of the two Resolutions 2023-06-01 and 2023-06-02. The commission does not need to vote on this, just acknowledge they received the impact statement.

Resolution 2023-06-03 Amend the Boundaries of the Warsaw Central Development Area- Skinner stated this is the first step in redeveloping the old Owens property. We need to bring it into the TIF district. This resolution designates and declares the areas we want to include. We wish to include two properties in the central TIF district, one property being the old Owens property and the second property being the old Marsh property. Each property will have its own designated life span per state statute. This we must go through Redevelopment Commission, Plan Commission, City Council, School Board, then back to Redevelopment Commission. Skinner explained we did not include Owens in the last expansion because it was property that was being devalued. We intentionally left out the property, knowing we would eventually include it in the TIF. It has currently been acquired by the Land Trust Holding through Kedco and the buildings have been demolished. Klondaris asked if the owner of the Marsh property changed. Skinner stated no. Klondaris wanted to know why we are not waiting till the old Marsh building gets demolished before we bring it into the TIF district. Skinner stated we were entertaining the possibility of a development using the existing building. That development is no longer on the table. We might change and wait on the old Marsh parcel by the end of this process but for now it is included. Clemens asked for clarification if the old Marsh property is really 16.9 acres. Skinner stated no it is the old Marsh property and the properties across the street that have some development opportunities. Klondaris made a motion to approve Resolution 2023-06-03 Amend the Boundaries of the Warsaw Central Development Area as presented. Clemens seconded the motion. The motion carried unanimously.

Resolution 2023-06-04 Disposition of 110 S. Washington Street- Skinner stated the city has been working with Kedco to acquire that entire block where the old Owens was located for a new development. Land Trust Holding (Kedco) owns the main parcel, and the City owns 110 S Washington with the intention of packaging it all together and disclosing it to a developer. This is the first step in disposing the property to the developer. Next, we will do a public notice and a public hearing, then we will dispose of the property to the developer. Klondaris asked if the property was vacant. Skinner explained the building was demolished when Owens was demolished. Clemens made a motion to approve Resolution 2023-06-04 Disposition of 110 S. Washington Street as presented. Curl seconded the motion. The motion carried unanimously.

Resolution 2023-06-05 Disposition of Property for the Buffalo Street Residential Development Project- Skinner explained we started the disposition of this property last month. This resolution is the final step in authorizing the disposition of those parcels with the townhomes and mews already built to Matthews LLC. We will continue disposing of the property to Matthews as the project gets built. Clemens made a motion to approve Resolution 2023-06-05 Disposition of Property for the Buffalo Street Residential Development Project as presented. Curl seconded the motion. The motion carried unanimously.

Resolution 2023-06-06 Economic Development Agreement with AP Millworks LLC and AP Development LLC for the Millworks Projects- Skinner stated this Resolution goes along with Resolution 2023-06-03 and the development of the old Owens property. This approves the Development Agreement with AP Millworks and AP Development. In this agreement it states

the public improvements the city agrees to make. It also states that there is a taxable economic bond that we will be issuing, and that we will pledge the TIF funds from this project. John Anderson, president of AP Development stated this development includes 85 units, 3 story building with a restaurant/ commercial unit on the corner. They intend to break ground in the first quarter of 2024. Meyer asked if Anderson had an estimate of the cost for this project. Anderson thought it would be around 22-25 million dollars. Klondaris asked if they have any completed projects. Anderson explained they have done a lot of historical rehabs in Huntington, Union City, and Evansville. Klondaris asked if they had done any new construction. Anderson stated yes, they have done a few new constructions. They take some of the elements and design from their historical project and bring that to the new construction. Clemens asked what the time frame is for this project. Anderson thinks the project should take 12 months to complete. They want to finish as fast as they can because projects don't make any money while they are under construction. Anderson explained these will be market rate, 1 to 3-bedroom apartments with tons of parking. Terry Sweeney, Kedco explained they have been working with the Mayor and Jeremy to develop a request for proposal. Kedco distributed the request to 70 different developers in December. They received 7 proposals for this site and conducted interviews with 4 of the proposals. He went on to explain all 84 units will qualify as workforce housing. Thallemer explained he just got out of a meeting reviewing the Orthopedic retention initiative that the county received from State Representative Snow and he thinks workforce housing is at the top of that list for retention. Klondaris made a motion to approve Resolution 2023-06-06 Economic Development Agreement with AP Millworks LLC and AP Development LLC for the Millworks Projects as presented. Curl seconded the motion. The motion carried unanimously.

Rebate and Yield Reduction Report- Skinner stated this is requirement for our lease rental bonds. Bakertilly completed this report for us. We are required to report every four years. Skinner stated the commission does not need to vote on this, they just need to acknowledge that we receive the report.

Excess Assessed Value- Skinner explained every year prior to June 15 we are required to make the county aware if we are passing through any excess TIF. This acknowledgement states that we are not passing through any excess TIF. This letter will be sent out to all the overlapping taxing agencies if the commission approves it. Clemens made a motion to approve the excess assessed value. Klondaris seconded the motion. The motion carried unanimously.

Extension of Petro Drive- Skinner stated he will let Burke explain his project but what they are requesting the city to do is finish the section of Pedro Drive that has not been completed yet. This would include any stormwater and sewer infrastructure expansion that would be needed for the development. Burke Richeson, in-house council for Alan and Chris Collins, owns and developers of Tippe River Downs, Briar Ridge Apartments and Villas, Lakeland Properties, and some commercial properties in Warsaw. This would be phase five of Tippe River Downs, the 8 acres just north of Walmart. The development would include 6 buildings, each building would be 3 stories tall and have 12 units. The development would have a total of 72 units with 72 garage bays. The development will be called Delmar Court. Each unit will have 3 bedrooms, two baths and will include an elevator. The rent will be between \$1,500 - \$2,000 a month. Every building will have one ADA unit on the ground floor. They are hoping to start the development this fall, and it will take between 12-18 months to complete the project. Skinner went on to talk about

how great of a relationship the city has had with this developer. Pedro Drive was a construction entrance for their other developments now that those developments are completed it only makes sense to finish the road. Klondaris made a motion to approve the extension of Pedro Drive as presented. Clemens seconded the motion. The motion carried unanimously.

Bill of Sale with Mentor Media- Skinner stated this is the final step in the disposal of the special equipment to Mentor Media. We just need the commission signature approving the bill of sale. Clemens made a motion to approve the bill of sale with Mentor Media as presented. Klondaris seconded the motion. The motion carried unanimously.

Annual Financial Report- Skinner stated that Bakertilly completed this report for us. The annual financial report is an annual reporting requirement for continuing disclosure compliance. Skinner did want to note in the report it includes the top ten largest taxpayers and who was on that list. Clemens made a motion to approve the annual financial report. Klondaris seconded the motion. The motion carried unanimously.

Other Business

Updated Schedule- Skinner explained this is a new schedule with two Redevelopment meetings a month. He stated it was up to the commission if they wanted to approve it now or wait and just review it first. With this new schedule we would have the ability to meet twice a month on the same Mondays as the City Council meetings. Klondaris stated he thought this was a really good idea. Klondaris made a motion to approve the updated schedule as presented. Curl seconded the motion. The motion carried unanimously.

2024 Budgets- Skinner just wanted to give the commission a heads up that the budgets will be presented at the next Redevelopment Commission meeting.

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

Tim Meyer, President

Whitney Shilling, Recording Secretary