

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

**Present:** George Clemens, Jeff Grose, Bill Curl, Jeremy Skinner (DOCD), Whitney Shilling (Recording Secretary), Joe Thallemer (Mayor)

**Excused:** Tim Meyer, Mike Klondaris, Brad Johnson, Scott Reust

**Pledge of Allegiance**

**Secretary, George Clemens, opened the meeting.**

**June 19, 2022, Minutes** – Grose made a motion to approve the June 19, 2022, meeting minutes as presented. Curl seconded the motion. The motion carried unanimously.

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

**New Business**

**Resolution 2023-07-01 Gatke Allocation Area-** Skinner explained this is the recreation of the Gatke Allocation Area. We will be reinstating the Gatke parcels within the Winona Interurban TIF District as we pursue the Gatke development project in our partnership with Rebar Development. This resolution will go to the Plan Commission, City Council, and then back to Redevelopment Commission for final approval. We will also be doing appraisals on the Gatke property so we can move forward with the disposition of those parcels. Grose asked what the timeline for the area was. Skinner stated that it would be 25 years. Thallemer just wanted to note that the developer is very excited and is ready to move forward with this project. It has been a long time coming. Curl made motion for approval Resolution 2023-07-01 Gatke Allocation Area as presented. Grose seconded the motion. The motion carried unanimously.

**Resolution 2023-07-02 Purchase Agreement for the former Marsh Property-** Skinner stated this resolution is authorizing the appointment of appraisals and the purchasing of the former Marsh property. We have appointed two appraisals and the average of the two appraisals came to \$1,523,500. The purchase price we offered Cardinal Services was below that, which makes the commission able to move forward with the purchase of the former Marsh property. Clemens asked if the two appraisals were similar in price. Skinner stated he didn't have exact numbers, but he thought one was \$1.6 million and the other appraisal was \$1.4 million. Grose made a motion to approve Resolution 2023-07-02 Purchase Agreement for the former Marsh Property as presented. Curl seconded the motion. The motion carried unanimously.

**Purchase Agreement for the former Marsh Property-** As outlined in the resolution we will be using funds from the Technology Park to purchase the former Marsh property in the amount of \$1,250,000 from Cardinal Services Inc. The purchase agreement was put together by John Caffray and his group then reviewed by Scott Reust (City Attorney). Thallemer stated we had the

opportunity to purchase the property, which will give the city a chance to control what goes in there. He reiterated that a grocery store is at the top of the list and potentially an innovation center. Thallemer thinks that the property was getting to the point where it might be appealing to someone to do something on that property that he didn't feel was in the best interest of the community. Curl made a motion to approve the purchase agreement for the former Marsh property as presented. Grose seconded the motion. The motion carried unanimously.

**MOU with Ram Development-** Skinner explained that after we decided to acquire the former Marsh property, he reached out to Retail Strategies to start marketing the property. Shortly after that Retail Strategies came back and said they would be interested in taking ownership and redeveloping the property, commercially. This MOU would give them a 12-month period to try and fill that center with neighborhood retail uses. Retail Strategies is aware we are interested in a grocery store, so that will be something they will target. Skinner stated we will have the ability to say if we would like a particular store to fill that area. Thallemer stated we must look at what has happened, suddenly, we have had an opportunity to acquire this property at less than the appraised value. With the property being right on 15, the corridor to our community, Thallemer feels it was a great opportunity. Skinner stated, with the need the community has in that area, it will be in the best interest to at least try and revitalize the property as a neighborhood retail center. Alan Tio, KEDCO stated he is excited to see all this coming together so well with the city and several partners. He just wanted to make sure everyone understood the importance of this property as it services as the gateway into downtown Warsaw. Grose made a motion to approve MOU with Ram Development as presented. Curl seconded the motion. The motion carried unanimously.

**MOU with LaPorte Equities LLC-** Skinner explained that this MOU is with LaPorte Equities LLC, the developer for Tippy Downs Development. They are wanting to develop an apartment project that would include 72 multifamily units. The MOU states the Commission will contribute by finishing Petro Drive, some sidewalks, and the infrastructure to the parcel. Curl made a motion to approve the MOU with LaPorte Equities LLC as presented. Grose seconded the motion. The motion passed unanimously.

### **Other Business**

Next Meeting August 7, 2023

**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.

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Tim Meyer, President

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Whitney Shilling, Recording Secretary