

**Warsaw Redevelopment Commission**  
**August 7, 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

**President, Tim Meyer, opened the meeting.**

**Pledge of Allegiance**

**July 10, 2022, Minutes** – Clemens made a motion to approve the July 10, 2022, meeting minutes with one spelling correction. Grose seconded the motion. The motion carried unanimously.

**Approval of Claims** – Klondaris made a motion for approval of claims as presented plus the additional claim for Graycraft Signs. Grose seconded the motion. The motion carried unanimously.

**New Business**

**Public Hearing- Resolution 2023-08-01 Confirming Declaratory Resolution for Gatke Allocation Area-** Skinner explained, we started this process a month ago with the declaratory resolution being approved by the Redevelopment Commission. Then the declaratory resolution went to the Plan Commission and City Council for approval. Now it is back at the Redevelopment Commission for the public hearing and final approval. Once the Redevelopment Commission approves this final resolution, it will reconstitute the Gatke property. It will restart the clock for the 25-year lifespan for that property. It only resets the clock for the Gatke property, not the Winona Interurban TIF. Skinner stated the Gatke property was originally included in the Winona Interurban TIF back around 1999, when we did the environmental cleanup. Meyer opened the meeting to the public. Since no one came forward, Meyer closed the meeting to the public. Clemens made a motion to approve Resolution 2023-08-01 Confirming Declaratory Resolution for Gatke Allocation Area as presented. Klondaris seconded the motion. The motion carried unanimously.

**Public Hearing- Resolution 2023-08-02 Confirming Declaratory Resolution for Warsaw Central Development Area-** Skinner stated these properties were not previously part of the Warsaw Central Development Area. We are adding them into this district. We started this process back in June when the Redevelopment Commission approved the declaratory resolution. Then the declaratory resolution went to the Plan Commission and City Council for approval. Now it is back at the Redevelopment Commission for the public hearing and final approval. Skinner explained in this resolution we are expanding the TIF by adding in the former Owens property, the former Marsh property, and some surrounding adjacent property. We are currently working on the Owens Development, and this will allow us to incentivize that development

through a TIF bond. Meyer opened the meeting to the public, since no one came forward, Meyer closed the meeting to the public. Grose made a motion to approve Resolution 2023-08-02 Confirming Declaratory Resolution for Warsaw Central Development Area as presented. Curl seconded the motion. The motion carried unanimously.

**Resolution 2023-08-03 Disposal of Washington Street Property for Owens Redevelopment Project-** Skinner stated we ran an advertisement in the paper and no bids were received. This approval would give the commission the authority to dispose of the property to Millwork Residential Development Project when the time is right. Skinner reiterated this doesn't dispose of the property. It just gives the authority to dispose of the property when the time comes. Klondaris made a motion to approve Resolution 2023-08-03 Disposal of Washington Street Property for Owens Redevelopment Project as presented. Clemens seconded the motion. The motion carried unanimously.

**Agreement with Baker Tilly for the Owens and Marsh Expansion of the Central TIF-** Skinner stated this is just an engagement letter with an hourly rate, so it is not a contract. This is for any financial work we will need as we put projects together for the Owens or Marsh properties. Klondaris made a motion to approve the Agreement with Baker Tilly for the Owens and Marsh Expansion of the Central TIF as presented. Grose seconded the motion. The motion carried unanimously.

**Agreement with Baker Tilly for Debt Issuance, Arbitrage, and Continuing Disclosure-** Skinner stated this an agreement for the debt issuance, arbitrage, and continuing disclosure with Baker Tilly. This is part of the requirement for our bond issues. Clemens made a motion to approve the Agreement with Baker Tilly for the Debt Issuance, Arbitrage, and Continuing Disclosure as presented. Grose seconded the motion. The motion carried unanimously.

### **Other Business**

Next Meeting August 21, 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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Mike Klondaris, Vice President

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Whitney Shilling, Recording Secretary