

**Warsaw Redevelopment Commission
September 11, 2023
Minutes**

Present: Mike Klondaris, George Clemens, Bill Curl, Brad Johnson, Jeremy Skinner (DOCD), Whitney Shilling (Recording Secretary)

Excused: Tim Meyer (due to health concern), Jeff Gross, Scott Reust

Vice President, Mike Klondaris, opened the meeting.

Pledge of Allegiance

August 7, 2023, Minutes – Clemens made a motion to approve the August 7, 2023, meeting minutes as presented. Curl seconded the motion. The motion carried unanimously.

New Business

Resolution 2023-09-01 Disposal of Gatke Property- Skinner stated this resolution is the start of the disposal of the Gatke Property. We did two appraisals of the property and the average of the two appraisals was \$270,000. Skinner explained that we would run an advertisement in the paper. If no bids are received, we can then dispose of the property to the developer. Klondaris clarified that the Gatke property contains two lots. Skinner stated yes, we did a subdivision a while ago of other reasons that didn't work out. Curl made a motion to approve Resolution 2023-09-01 disposal of Gatke Property as presented. Clemens seconded the motion. The motion carried unanimously.

Resolution 2023-09-02 Acquisition of 330 N. Buffalo Street- Skinner stated this resolution is for us to acquire the property at 330 North Buffalo Street. We did two appraisals on this property and the average of the two appraisals was \$27,500. We have agreed to purchase the property for \$44,000, which is what was still owed on the mortgage. This resolution will allow us to purchase the property for a higher amount than what the property appraised for. Clemens noted that some members questioned why we are paying more than what the property appraised for. Skinner stated he doesn't think we are overpaying for the property. He stated one of the appraisals came back around \$40,000 and the other was low at \$15,000. Clemens made a motion to approve Resolution 2023-09-02 acquisition of 330 N. Buffalo Street as presented. Klondaris seconded the motion. The motion carried unanimously.

Purchase Agreement for 330 N. Buffalo Street- Skinner stated the second part of Resolution 2023-09-02, is the purchase agreement. He explained he sent this agreement to the homeowner about two weeks ago and they wanted their attorney to look it over before signing the agreement. He has yet to receive the purchase agreement back signed, so we could either approve the agreement now as written or wait till he receives it back from the homeowner. Skinner stated the homeowner can only make changes to the language in the agreement, not the price. Klondaris asked if Skinner made sure there were no back taxes owed or liens on the property. Skinner stated he did verify and there was nothing. Klondaris asked Curl, given his background in

banking, if he thought it would be best to table this and wait till the property owner signs the agreement first. Curl stated he didn't think so if the commission agrees to the agreement. He explained if there are any changes, the agreement must come back to the board for approval anyways. He thought if we approved the agreement now it might save some time and get it to the closing faster. Curl did point out the statement about taxes being prorated, if down the road we want to change our wording on our purchase agreements. Curl made a motion to approve the purchase agreement for 330 N Buffalo Street as presented. Clemens seconded the motion. The motion carried unanimously.

Contract with Emans Engineering for Water Main Extension on Petro Drive- Skinner explained we have a water main extension that we agreed to do as part of the apartment development on Petro Drive. This contract with Emans Engineering is to prepare that water main to present to Indiana American Water for their approval. Once approved it will go out to bid for construction. Clemens stated it is nice to have the services of the former City Engineer to help us out. Clemens made a motion to approve the Contract with Emans Engineering for water main extension on Petro Drive. Klondaris seconded the motion. The motion carried unanimously.

Cleaning Agreement with Be Relieved LLC for the former Marsh Property - Skinner stated this is an hourly contract with Be Relieved LLC to clean the Marsh building. They would only be cleaning the inside the building where the old shelving units were. Skinner thinks we need to clean up the dust and slime to make the building look more attractive and for safety reasons. He said the last time they were inside someone slipped and about fell. Klondaris asked what it means in the contract when it says three days per week. Skinner said the cleaners are only available on Monday, Wednesdays, and Fridays until the job is done. Klondaris asked if they would go in Monthly or is this just a "one and done" cleaning. Skinner said, "one and done." Klondaris made a motion to approve the cleaning agreement with Be Relieved LLC for the former Marsh property as presented. Clemens seconded the motion. The motion carried unanimously.

Purchase Agreement for the former Marsh Property with Ram Development- Ram Development is currently trying to find possible tenants to fill the old Marsh building. Those potential tenants are asking to see a contract that states Ram Development has the ability to acquire the Marsh property. Skinner explained that the purchase price is listed as \$1.25 million but that could possibly change depending on what tenant they bring in there. If they bring a national grocery store, then the price could potentially go down. Once Ram Development has this contract, they will have the ability to negotiate with those potential tenants and move forward with them. Klondaris clarify that the building is an incentive for Ram Development to bring in a grocery store. Skinner agreed. Curl asked if there is any stipulation on the longevity of these tenants. Skinner explained that these tenants will most likely have to sign a 10-year lease to get Ram Development to invest in the building improvements that are needed. Clemens made a motion to approve the purchase agreement for the former Marsh Property with Ram Development as presented. Curl seconded the motion. The motion carried unanimously.

Agreement with Dilling Group for Weekly Inspections of the former Marsh Property- Since purchasing the Marsh property Skinner has been wanting someone to keep an eye on the building. In this contract it states that Dilling Group will go through the building weekly to make

sure everything is working properly and just do a general inspection of the building. The purpose of these inspections is for preventive maintains. This contract is through to the end of this year and if it needs to be extended at that point we can. Klondaris verified that this contract only covers the cost of the inspections not the repairs. Skinner agreed the cost is only for the inspections. Clemens made a motion to approve the agreement with Dilling Group for weekly inspections of the former Marsh Property. Clemens asked if we have done business with Dilling Group before. Skinner stated they are a very well-known business, but he is not aware if we have worked with them in the past. Brad Johnson, Warsaw School Board, stated he has worked for Dilling Group for the past 13 years and gave a brief history of the business. Curl seconded the motion. The motion carried unanimously.

Agreement with Dilling Group for HVAC and Roof Assessment of the former Marsh Property- Skinner explained this is for a more extensive inspection. They will also do a roof and an HVAC assessment. The main goal of this inspection is to identify any issues they see occurring over the next few months and prevent them from happening. This is a one-time inspection. Klondaris asked Skinner if he thought it might be a good idea to ask the police department to keep an eye on the property. Skinner stated he would talk to Scott Whitaker the Police Chief and see if that is something they would be willing to do for us. Klondaris made a motion to approve the agreement with Dilling Group for HVAC and roof assessment of the former Marsh property. Curl seconded the motion. The motion carried unanimously.

Change Order #2- Airport Lift Station and Force Main: HRP Construction- Skinner explained this is a change order for the airport lift station and force main project. He stated this project has been in progress for a while now. We ran into some bad soil and an old landfill. This project is a two-part project. The first part is the sewer line that will service the new development, Greenbrier. The second part of this project is connecting our airport to the system which currently has a failed septic. The line to Greenbrier is done. We had a few sections of the line connecting to the airport sink because of the bad soil. Over the last few months, we have worked with HRP's engineers. They think they have found a solution that will work to keep the sewer line in place with the bad soil. Skinner went on to explain the process they will be using to install the sewer line so we will have a gravity sewer line to the airport. Skinner is hoping to have it up and running by the end of October. Johnson asked if HRP anticipates any more change orders after this one. Skinner stated there could be more change orders if they run in to more trash than they planned on when installing the sewer line. Clemens made a motion to approve the change order #2- airport lift station and force main with HRP Construction. Klondaris seconded the motion. The motion carried unanimously.

Approval of Claims – Curl made a motion for approval of claims with one correction. Clemens seconded the motion. The motion carried unanimously.

Other Business

Streetlights- Klondaris asked in June the Redevelopment Commission asked that Plan Commission look at streetlights going forward and how we handled them in new developments. Any updates? Skinner stated he will have Jackson Longenbaugh, Assistant City planner, look into it.

Next Meeting October 2, 2023

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

Tim Meyer, President

Whitney Shilling, Recording Secretary