Warsaw Redevelopment Commission
December 2, 2024
Minutes

Present: George Clemens, Mike Klondaris, Bill Curl, Jack Wilhite, Joe Thallemer (arrived at 4:17), Brad Johnson, Jeremy Skinner (Director), Whitney Shilling (Recording Secretary)

Excused:

George Clemens called the meeting to order.

Pledge of Allegiance

November 4, 2024, Minutes – Curl made a motion to approve the November 4, 2024, meeting minutes as presented. Wilhite seconded the motion. The motion passed unanimously.

New Business

Resolution 2024-12-01 (Amending and Restating)- Approving Real Estate Acquisition- Skinner explained the next two resolutions were already approved, but we are amending them for bookkeeping purposes. The only thing we are amending in these resolutions is the entity's name to eliminate any confusion. The prior resolutions were approved with the business entity's name (Applied Thermal). After discussions with Randy Rampola (legal representative from Barnes and Thornburg) since this is a real estate acquisition the resolutions need to be with the real estate holding company's name, not the business entity's name. Klondaris made a motion to approve Resolution 2024-12-01. Curl seconded the motion. The motion passed unanimously.

Resolution 2024-12-02 (Amending and Restating)- Approving Property Transfer and Final- This is the same thing as resolution 2024-12-01. We have already approved this resolution; we are just amending the entity's name. Curl made a motion to approve Resolution 2024-12-02. Klondaris seconded the motion. The motion passed unanimously.

Indiana Residential Infrastructure FUND (IRIF) Loan Application- Skinner is seeking permission to apply for the Indiana Residential Infrastructure Fund Loan. If approved this would provide an infrastructure incentive to phase five of Bella Augusta. Skinner will work with Kevin Biggs, Ideal Suburban Homes, to apply for the loan. Skinner wanted to note that if granted the loan, it becomes a bond. Once granted, we would then work with the state on the terms of that bond. Currently we are looking at $1,025,000 for the bond and we would use the Northern Residential TIF district to pay that bond back. It currently has about $700,000 in cash and brings in roughly $400,000 in revenue per year. Skinner explained that the terms for the bond would come back before the board if we were granted the loan. Clemens asked if there is any downside to applying for this. Skinner stated he was hoping it was a loan not a bond because we are only allowed one bond per district. This will just limit us from doing any more bonds in that allocation area. The benefit is, it is cheaper money than if we go through the normal bond process. Klondaris asked if you can only apply for one bond, or if you can only have one bond at a time in that allocation area. Skinner explained you can only ever issue one bond per district.

Klondaris asked if Skinner had any idea what the rate for the bond would be. Kevin Biggs said the loan they are about to close on for another subdivision has a rate of 2.6%. Klondaris made a motion to give Skinner approval to apply for the Indiana Residential Infrastructure Fund Loan. Curl seconded the motion. The motion passed unanimously.

OIRI Subrecipients Agreement- Skinner stated this is the first project coming out of OIRI. The Redevelopment Commission requested five million dollars to help with the acquisition of Warsaw Chemical property. This agreement bids the Redevelopment Commission to the completion of the project as the Orthopedic Innovation Center. Skinner stated we will develop this project with Grace College and any other entities we might bring to the table. Then once this project is developed, our intent is to turn it over to Grace College. Curl asked Skinner why we are paying more than it was appraised for. Skinner explained their current building is roughly 140,000 square feet and to replace that with an existing building it would cost roughly nine to twelve-million dollars. To replace it with a new building it would cost roughly fifteen to twenty-million dollars. We could do nothing, and Warsaw Chemical would continue to operate there but to make this change we must help them with the moving and replacement costs. One of the reasons we want to do this is to protect one of the largest natural resources we have in Kosciusko County. Clemens asked how much land comes with the property, Skinner answered it was ten acres. Curl made a motion to approve the OIRI subrecipient agreement. Thallemer seconded the motion. The motion passed unanimously.

Notice of Award for E 200 N Turn Lane- Skinner stated that the bids were opened at the last Board of Works meeting on November 1. Two bids were received for the project. Phend and Brown had the lowest bid at $107,473, which was below the engineer's estimate. The bid has been reviewed by Aaron Ott, the City's Engineer and Engineering Resources and is their recommendation the bid be awarded to Phend and Brown. Klondaris made a motion to approve the notice of award for E 200 N turn lane to Phend and Brown. Wilhite seconded the motion. The motion passed unanimously.

Agreement with Phend & Brown, Inc for E 200 N Turn Lane- Skinner stated this is the agreement to do the work for the turn lane at E 200 N with Phend and Brown. The agreement is for $107,473. Klondaris made a motion to approve the agreement with Phend and Brown for E 200 N turn lane. Curl seconded the motion. The motion passed unanimously.

Notice to Proceed for E 200 N Turn Lane- The notice to proceed gives Phend and Brown the opportunity to proceed when they are ready to start the project. Curl made a motion to approve the notice to proceed for E 200 N turn lane. Klondaris seconded the motion. The motion passed unanimously.

2025 Redevelopment Commission Schedule- This is the Redevelopment Commission meeting schedule for 2025. Thallemer stated he is a member of Orthoworx board, and their board meetings overlap with the Redevelopment Commission four times a year. He requested that we move the Redevelopment Commission meeting to 4:30 on March 3, June 2 and September 22, and December 1. Skinner stated we could do whatever works best for all the board members. Thallemer stated that they don't have to decide right now but he wants the board members to think about it. Skinner stated he would talk to Orthoworx and we would come up with a solution.

Curl made a motion to approve the 2025 Redevelopment Commission schedule with the understanding that some adjustments might need to be made. Klondaris seconded the motion. The motion passed unanimously.

Approval of Claims- Thallemer made a motion for approval of claims, as presented. Wilhite seconded the motion. The motion passed unanimously.

Other Business

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

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George Clemens, President Whitney Shilling, Recording Secretary