

Warsaw Redevelopment Commission
March 5, 2026
Minutes

Present: Joe Thallemer, William Curl, Jack Wilhite, Jeff Grose (Mayor) Jeremy Skinner (DOCD), Whitney Shilling (Recording Secretary)

Excused: George Clemens, Mike Klondaris, Brad Johnson

Pledge of Allegiance

William Curl opened the meeting.

February 2, 2026, Minutes – Thallemer made a motion to approve the February 2, 2026, meeting minutes as presented. Wilhite seconded the motion. The motion carried unanimously.

New Business

Resolution 2026-03-01 OIRI Workforce Housing- Claypool- Skinner explained that the resolution references the OIRI Workforce Housing component of the broader OIRI plan. Skinner noted that OIRI is considering multiple workforce housing projects across the county, with the first proposed project located in Claypool. To meet State documentation requirements, OIRI requested that the Warsaw Redevelopment Commission partner with the Claypool Redevelopment Commission through a resolution granting access to funds designated for workforce housing. The resolution allocates \$37,500 toward the workforce housing project in Claypool. Thallemer also clarified that the Warsaw Redevelopment Commission is not responsible for selecting which housing projects are chosen within the county. Skinner added that project selection will be determined by OIRI and Orthoworx. Thallemer made a motion to approve Resolution 2026-03-01. Wilhite seconded the motion. The motion carried unanimously.

Resolution 2026-03-02 Amending and Restating Resolution 2026-10-01 Authorizing Final Disposition of form Marsh Property and Outlet- Skinner stated that efforts are ongoing to close on the outlot at the former Marsh property. He explained that the previously approved documentation requires either the President or Vice President to sign the closing documents. Due to both individuals being unavailable to sign, Skinner indicated that approval of a new resolution is necessary to authorize any member of the Redevelopment Commission to execute the closing documents. Wilhite made a motion to approve Resolution 2026-03-02. Thallemer seconded the motion. The motion carried unanimously.

Proposal with Abonmarche for Millworks Streetscape- Skinner explained that this contract is with Abonmarche for the design of improvements within the right-of-way surrounding the Millworks project. The total cost of the contract is \$39,500. He noted that the Commission previously entered into an agreement with Millworks, which includes the Commission’s responsibility for work within the right-of-way around the building. This contract specifically covers the design portion of that work to ensure it aligns with the overall Millworks project.

Skinner stated that his goal is to avoid putting the construction portion out for bid and instead utilize the same contractor currently working on the Millworks project. He explained that this approach would help prevent the need to coordinate multiple contractors on the same job site. Thallemer made a motion to approve the proposal with Abonmarche. Wilhite seconded the motion. The motion carried unanimously.

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

Other Business

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

William Curl, Secretary

Whitney Shilling, Recording Secretary