

Warsaw Redevelopment Commission
April 13, 2026
Minutes

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

Excused: Brad Johnson

Pledge of Allegiance

George Clemens opened the meeting.

March 23, 2026, Minutes – Curl made a motion to approve the March 23, 2026, meeting minutes as presented. Thallemer seconded the motion. The motion carried unanimously.

New Business

Memorandum of Understanding with 8404 LLC- Skinner stated that the Memorandum of Understanding (MOU) is with 8404 LLC and involves the potential development of a VA clinic near the location where the two Parkview buildings were recently constructed. During discussions with 8404 LLC, the City of Warsaw considered contributing \$1,000,000 toward the project as its participation. The proposed building would be approximately 15,000 square feet, with an estimated total project cost of nearly \$11 million. The MOU outlines the process by which the City’s contribution would be incorporated into the project. Specifically, the City of Warsaw would purchase the property from 8404 LLC and subsequently transfer ownership back to the company. It was noted that 8404 LLC is a veteran-owned business, as required by the VA. Thallemer asked whether 8404 LLC had executed a lease agreement with the federal government. Andrew Stevenson, President of 8404 LLC, responded that they are currently working with the VA on the lease agreement. He indicated that, once finalized, the lease would be for a minimum term of 15 years. He also provided a brief overview of the project and the services to be offered at the clinic. Thallemer commented that the project would be a significant benefit to the community and made a motion to approve the MOU with 8404 LLC. Klondaris seconded the motion. The motion carried unanimously.

2026 Redevelopment Financial Report- Skinner presented the annual report and the TIF impact to the commission members and the public, as advertised. The report was also submitted to the State of Indiana. No motion was necessary.

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

Other Business

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

George Clemens, President

Whitney Shilling, Recording Secretary