

Warsaw Redevelopment Commission
May 4 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.

April 13, 2026, Minutes – Klondaris made a motion to approve the April 13, 2026, meeting minutes as presented. Curl seconded the motion. The motion carried unanimously.

New Business

Excess Assessed Value Letter- Skinner explained that each year, prior to June 15, the Commission is required to notify the county regarding the pass-through of any excess TIF funds. This acknowledgment states that the Commission **is** not passing through any excess TIF. Once approved, the letter will be sent to all overlapping tax agencies. Thallemer made a motion to approve the excess assessed value letter. Wilhite seconded the motion. The motion carried unanimously.

Lease Amendment for Warsaw Chemical- Skinner reported that the City purchased the Warsaw Chemical property and that the proposed lease amendment accomplishes two objectives: (1) terminates the tenant's use of the south portion of the property, and (2) establishes a six-month lease agreement for the north portion of the property. The lease rate will be \$1,000 per month, in addition to any utility and maintenance costs associated with the property. Thallemer asked whether the lease agreement would impact any future plans for the property. Skinner responded that it would not affect any plans at this time. Curl made a motion to approve the lease amendment for Warsaw Chemical. Wilhite seconded the motion. The motion carried unanimously.

Amendment to Economic Development Agreement for Millworks- Skinner presented an amendment to the original Economic Development Agreement with Millworks. He explained that the amendment increases the total funding amount from \$1,000,000 to \$1,340,343. The additional \$340,343 is intended for improvements to the commercial space within the development. The proposed improvements would customize the commercial space to meet the tenant's needs, allowing the tenant to install equipment and begin operations with minimal additional buildout. He noted that the original \$1,000,000 allocation would remain dedicated to the streetscape improvements, while the additional \$340,343 would fund upgrades to the commercial space. Thallemer asked whether the improvements would still provide value if the tenant decided not to move forward. Skinner responded that AP Anderson would not receive any of the additional funding until a lease agreement had been executed with the tenant. Thallemer

then asked about the length of the lease term. Skinner stated that he believed the lease would be for ten years. Skinner further explained that even if the tenant did not remain for the full ten-year term, the improvements would still benefit the property by making the commercial space more marketable to future tenants. Following discussion, the Commission agreed that the amendment should include language specifying that the additional \$340,343 would not be released to the developer until a signed lease agreement was in place with the tenant. Skinner agreed to incorporate the additional language. Thallemer made a motion to approve the amendment to the Economic Development Agreement with Millworks, contingent upon the addition of language stating that the additional \$340,343 would not be released to the developer until a signed lease agreement had been executed with the tenant. Curl seconded the motion. The motion carried unanimously.

Agreement with Retail Strategies for Consulting Services- Skinner reported that the City's previous three-year agreement with Retail Strategies had expired. He noted that Retail Strategies has continued to market Warsaw to commercial businesses on the City's behalf. Skinner stated that he had explored other marketing options but did not believe it was the right time to transition to a different marketing firm. However, he was not prepared to commit to another three-year agreement at this time. Instead, he recommended extending the agreement with Retail Strategies for one additional year to allow the company an opportunity to demonstrate the results of its ongoing efforts. Skinner added that he believes there is significant value in having a consulting firm actively marketing Warsaw to commercial businesses and that continuing the relationship for another year would be beneficial. Thallemer made a motion to approve the agreement with Retail Strategies. Klondaries seconded the motion. The motion carried unanimously.

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

Other Business

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

George Clemens, President

Whitney Shilling, Recording Secretary