

Warsaw Redevelopment Commission
June 3, 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.

May 4, 2026, Minutes – Curl made a motion to approve the May 4, 2026, meeting minutes as presented. Klondaris seconded the motion. The motion carried unanimously.

New Business

First Amendment to the Buffalo Street MOU- Skinner stated that the only amendment to the Memorandum of Understanding (MOU) is the extension of the term. The original MOU with Team Fab, LLC was set to expire on April 14, 2026. This amendment extends the MOU through December 31, 2026. Thallemer asked whether the extension would affect the Regional Cities incentive. Skinner stated that it would not. He further noted that he is in communication with Craig Snow regarding the project. Thallemer made a motion to approve the first amendment to the Buffalo Street MOU. Curl seconded the motion. The motion carried unanimously.

Residential Master Plan with Browning Day- Skinner explained that he is seeking approval for a proposal to create a master plan for the south side of Warsaw to guide future housing development. He noted that, over the years, the City has established the Southern Residential TIF District to encourage housing growth. The proposed work with Browning Day would provide a marketing tool to help attract developers to potential projects in the area. Skinner explained that several steps would be required before development could occur, including acquiring land and annexing it into the City. He noted that the City has faced challenges in attracting housing development on the south side of Warsaw and expressed hope that this effort would help generate interest from developers. Klondaris asked about the project timeline. Skinner stated that he anticipated having a completed plan by late September. Thallemer asked whether the City's housing study, which is approximately five years old, should be updated. Skinner stated that he believes an update will be necessary within the next few years so that current housing demand data can be presented to prospective developers. He added that his goal is to facilitate the development of 100 new housing units per year. Thallemer made a motion to approve the residential master plan with Browning Day. Klondaris seconded the motion. The motion carried unanimously.

Resolution 2026-06-01 OIRI Workforce Housing- Pierceton Redevelopment Commission- Skinner stated that this resolution is similar to the resolution previously approved for the Claypool Redevelopment Commission. He explained that the resolution pertains to the OIRI

Workforce Housing component of the broader OIRI initiative. Skinner noted that OIRI is evaluating multiple workforce housing projects throughout the county. To satisfy State documentation requirements, OIRI requested that the Warsaw Redevelopment Commission partner with the Pierceton Redevelopment Commission through a resolution providing access to funds designated for workforce housing. Skinner added that project selection decisions will be made by OIRI and Orthoworx. He clarified that the Warsaw Redevelopment Commission will not be responsible for selecting which housing projects are approved within the county. Klondaris made a motion to approve Resolution 2026-06-01. Curl seconded the motion. The motion carried unanimously.

Warsaw Flex Industrial Project with Logan Properties- Commission is in agreement, staff would work with Logan Properties to develop a Memorandum of Understanding (MOU) and move forward with development of the project on the Warsaw Chemical site. Martin Huttenlocker of Logan Properties provided a brief overview of the project and discussed the demand for flex industrial space in Warsaw. Thallemer asked whether the project would need to be publicly bid. Skinner stated that it would not, explaining that the MOU would be with Logan Properties and the development would be a Logan Properties project. Several Commission members expressed concerns regarding the exterior finishes of the proposed development, noting the importance of maintaining a cohesive appearance with the surrounding area. Huttenlocker agreed and stated that ensuring compatibility with the area's character would also be an expectation of Logan Properties. Thallemer made a motion to move forward with an MOU with Logan Properties. Klondaris seconded the motion. The motion carried unanimously.

Approval of Claims –Klondaris 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, Curl made a motion to adjourn the meeting. Thallemer seconded the motion. The motion passed unanimously.

George Clemens, President

Whitney Shilling, Recording Secretary