Warsaw Redevelopment Commission
August 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.

July 6, 2026, Minutes – Curl made a motion to approve the July 6, 2026, meeting minutes as presented. Wilhite seconded the motion. The motion carried unanimously.

New Business

Purchase Agreement with Warsaw 15-300N I, LLC- Skinner explained that the Commission was considering a purchase agreement with Warsaw 15-300N I, LLC, for approximately 11 acres located north of the Kohl's development. The property was originally purchased by Thompson Thrift. After discussions with Thompson Thrift, it was determined that the company is no longer interested in pursuing commercial development of the property. Following discussions with several developers, it was determined that it would be beneficial for the Commission to assist with the development of the property. Two appraisals were completed, with the average appraised value being $1,836,000. The property owner agreed to sell the property to the Commission for that amount. Skinner explained that, following the closing, the Commission will work with a developer to facilitate development of the property. The purchase will be funded through the Northern TIF. Klondaris asked whether residential development would be considered for the property. Skinner stated that residential development was not necessarily the intended use, as the property is considered prime commercial property. Thallemer asked whether the property would retain its TIF status if the Commission purchased and subsequently sold the property. Skinner stated that when the property is packaged for development, the TIF area would likely be adjusted accordingly. Curl made motion to approve the purchase agreement with Warsaw 15-300N I LLC. Wilhite seconded the motion. The motion carried unanimously.

Purchase Agreement for the property at Jefferson Street and Buffalo Street – Skinner stated that the purchase agreement is for $138,000. He explained that the property is the vacant lot located next to Peking and First Federal Bank. The City previously acquired the property through a tax sale, demolished the building that was located on the property, and subsequently sold the property. The City is now purchasing the property again with the intention of developing it into a park. The project was identified as part of the downtown plan. Skinner explained that Terry Sweeny has been working with Larry Plummer from the Parks Department to secure grant funding for the project. Sweeny stated that the proposed park would be the first fully fenced-in park in the area. The park will be accessible to people of all abilities and will feature a variety of interactive art-focused experiences. Sweeny and Plummer are pursuing grant funding from OIRI, the Community Foundation, K21, and First Federal to assist with funding the project. Thallemer asked about parking for the park. Sweeny stated that approximately 10 parking spaces would be available and that First Federal has indicated that some of its parking could also be utilized. Thallemer stated that he would like to review the plans for the proposed park. Skinner stated that he could provide the preliminary plans to the Commission. Klondaris made a motion to approve the purchase agreement for the property at Jefferson Street and Buffalo Street. Thallemer seconded the motion. The motion carried unanimously.

Waiver of Conflict of Interest with Baker Tilly Advisory Group, LP- Skinner explained that the City has used Baker Tilly as its financial representative for most of the projects. One of the developers the City is currently discussing potential projects with is M2, which has also used Baker Tilly in the past and intends to continue using the firm. Skinner clarified that, if the City decides to work with M2 on a project, the City and M2 would have separate representatives from Baker Tilly. The City would work with a representative from Baker Tilly's government division, while M2 would work with a representative from the firm's private-sector division. Thallemer made a motion to approve the waiver of conflict of interest with Baker Tilly Advisory Group, LP. Wilhite seconded the motion. The motion carried unanimously.

Other Business

Claims-Thallemer made a motion for approval of claims as presented. Klondaris seconded the motion. The motion carried unanimously.

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

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George Clemens, President Whitney Shilling, Recording Secretary