

Warsaw Redevelopment Commission
March 3, 2025
Minutes

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

Excused:

George Clemens opened the meeting.

Pledge of Allegiance

February 18, 2025, Minutes – Klondaris made a motion to approve the February 18, 2025, meeting minutes as presented. Curl seconded the motion. The motion carried unanimously.

New Business

Public Hearing- Resolution 2025-03-01 Preliminary Determination to Enter into a lease with the Warsaw Redevelopment Authority- Randy Rompola from Barnes & Thornburg explained that this is the second public hearing. The first public hearing was held during the February Redevelopment Commission meeting. After today's second public hearing, a resolution will be presented for a vote. This resolution reflects the preliminary determination to enter into a lease that will enable the Redevelopment Authority to issue bonds. The resolution specifies that the bond amount will not exceed \$14.5 million. Andy Mouser from Bakertilly provided a summary of the financial structure of the bond.

Clemens opened the meeting to the public. Since no one came forward, Clemens closed the meeting to the public.

Curl made a motion to approve Resolution 2025-03-01. Thallemer seconded the motion. The motion carried unanimously.

Public Hearing- Resolution 2025-03-02 Authorizing the Execution of a Lease with the Warsaw Redevelopment Authority, and All Matters Related Thereto- Randy Rompola from Barnes & Thornburg stated that Resolution 2025-03-02 specifically pertains to the lease agreement between the Redevelopment Authority and the Redevelopment Commission. This lease enables the Commission to issue debt that is not subject to the constitutional debt limit. The maximum lease rental amount specified in the lease is \$1.3 million, which would support the maximum bond issuance. Once the bond is fully paid off, the lease will expire.

Clemens opened the meeting to the public. Since no one came forward, Clemens closed the meeting to the public.

Klondaris made a motion to approve Resolution 2025-03-02. Curl seconded the motion. The motion carried unanimously.

Agreement with Phend & Brown Inc for CR 300 N- Skinner stated that at the February meeting, the Commission awarded the CR 300 N project to Phend & Brown. This agreement is for the completion of the project in the amount of \$724,224.60. The project will be partially funded through the state's match program, with the remaining balance covered by the Northern TIF. Thallemer made a motion to approve the agreement with Phend & Brown Inc for CR 300 N. Wilhite seconded the motion. The motion carried unanimously.

Downtown Culture District Plan- Skinner explained that Terry Sweeney from the Kosciusko Chamber of Commerce has compiled documentation requesting funding for the Downtown Cultural District Plan. Several downtown businesses have also contributed to the funding efforts. According to Sweeney, one of the overarching strategies outlined in the 2030 plan is to achieve certification as a cultural district with the state of Indiana. This initiative will increase its eligibility for future funding opportunities. Thallemer made a motion to approve the funding for the Downtown Culture District Plan. Curl seconded the motion. The motion carried unanimously.

MOU to Create an Out Lot at Marsh Property- Skinner requested the Commission's approval to proceed with creating a Memorandum of Understanding (MOU) for the development of an out lot at the Marsh Property. The Commission was provided with a handout outlining a potential layout for this project. The purpose of the MOU is to allow the purchaser to move forward with their due diligence while ensuring that this opportunity remains viable. Thallemer sought clarification, emphasizing that the property would be subdivided in a way that still accommodates any future plans for the building. Klondaris made a motion of approval to proceed with creating a MOU. Wilhite seconded the motion. The motion carried unanimously.

Engagement Letter with Barnes & Thornburg LLP for RIF Loan- Skinner explained this engagement letter formalizes an agreement with Barnes & Thornburg LLC to provide legal services for the RIF Loan. Thallemer made a motion approving the engagement letter with Barnes & Thornburg LLC for the RIF Loan. Curl seconded the motion. The motion carried unanimously.

Approval of Claims – Curl 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 carried unanimously.

George Clemens, President

Whitney Shilling, Recording Secretary