**Warsaw Redevelopment Commission**
**April 14, 2025**
**Minutes**

**Present:** George Clemens, Bill Curl, Jack Wilhite, Joe Thallemer, Brad Johnson, Jeremy Skinner (DOCD), Whitney Shilling (Recording Secretary)

**Excused:** Mike Klondaris

**George Clemens opened the meeting.**

**Pledge of Allegiance**

**March 17, 2025, Minutes –** Wilhite made a motion to approve the March 17, 2025, meeting minutes as presented. Curl seconded the motion. The motion carried unanimously.

## New Business

**Resolution 2025-04-01 Memorandum of Understanding with Team Fab LLC for Warsaw Buffalo Street Project**- Skinner presented a Memorandum of Understanding (MOU) with Team Fab regarding the Buffalo Street project. This phase of the project involves the development of a mixed-use building located near Center Lake. The proposed development is expected to span 60,000 to 75,000 square feet and is estimated to cost between $15 million and $20 million. The project will include 60 to 80 residential apartment units and approximately 4,000 to 6,000 square feet of commercial space. Skinner stated that the City's financial contribution to the project will not exceed $350,000 in construction costs. Additionally, he noted that the City will coordinate with the Fort Wayne Regional Development Authority (RDA) to reallocate existing Regional Cities funds to support this development. Thallemer made a motion to approve Resolution 2505-04-01. Curl seconded the motion. The motion carried unanimously.

**Resolution 2025-04-02 Disposition of Canal and Buffalo Street property-** Skinner stated that the resolution being presented aligns with Resolution 2025-04-01 and will eventually be incorporated into the Economic Development Agreement with Team Fab. This disposition involves additional parcels that were not included in the previous disposition. Randy Rompola from Barnes and Thornburg explained that this resolution outlines the process for the disposition of these previously undisposed parcels. He emphasized that going through this process would allow the Commission to dispose of the parcels in the future, but it does not commit the Commission to any immediate action. Rompola also described the steps involved in the disposition process. Thallemer clarified that the parcels are being disposed of prior to finalizing the development agreement. In response, Skinner confirmed that this approach is intended to ensure that everything is in place and ready when the timing is right for the development agreement. Curl made a motion to approve resolution 2025-04-02. Wilhite seconded the motion. The motion carried unanimously.

**Resolution 2025-04-03 Pledge Tax Increment Revenue to the Payment of the Millworks Project Bond-** Skinner explained that the resolution being presented pledges the tax increment revenue to support the Millworks Project. Randy Rompola from Barnes and Thornburg further stated that this is the final action required to complete the process for the project. Prior to this, the Common Council had adopted the bond ordinance, and the Economic Development Commission had approved their resolution and held a public hearing. The Resolution Commission had previously designed the Millworks allocation area as a separate tax increment financing (TIF) area specifically for collecting the tax increment generated by the project. This resolution ties all those steps together by formally pledging the tax increment from the project to the debt service on the bonds. The bonds are expected to be issued for an amount not to exceed $4,500,000 with a term not to exceed 25 years. Thallemer made a motion to approve resolution 2025-04-03. Curl seconded the motion. The motion carried unanimously.

**Memorandum of Understanding for Marsh Property-** Skinner stated that the team is currently working with Randy Rompola to complete a Memorandum of Understanding (MOU) for the sale of the Marsh Property. He requested permission to proceed with drafting the MOU, which will later be presented to the Commission for approval. The potential purchasers, who were in attendance, were available to answer any questions the Commission might have regarding the project. The proposed project involves an antique artisan shop. The purchase price for the property is set at $1,000,000, and the agreement would include a five-year financing plan. After the MOU is signed, the parties will have sixty days to enter into a formal purchase agreement. Wilhite made a motion to move forward with the Memorandum of Understanding for the Marsh Property. Thallemer seconded the motion. The motion carried unanimously.

**Annual 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.

**Memorandum of Understanding with OrthoLazer-** Skinner explained that this matter has already been approved by the Common Council. The purpose of the current discussion is for the Commission to provide support for the terms of the project. It was clarified that this does not involve any financial support from the Commission itself. Instead, the funding for the project would be sourced from the EDIT revolving loan fund**.** Curl made a motion to approve the Memorandum of Understanding with OrthoLazer. Wilhite seconded the motion. The motion carried unanimously.

**Agreement with Main Street Warsaw-** Skinner provided an overview of the agreement with Main Street Warsaw outlining the specific services to be provided. The total reimbursement for these services will not exceed $79,500. The agreement includes detailed timelines specifying when each service is scheduled to be performed. Reimbursement to Main Street Warsaw will be made upon the completion of each service as outlined in the agreement. Thallemer made a motion to approve the agreement with Main Street Warsaw. Curl 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 carried unanimously.

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George Clemens, President Whitney Shilling, Recording Secretary