

**COMMON COUNCIL
REGULAR SESSION
April 7, 2025
7:00 P.M.**

The Common Council of the City of Warsaw met in a Regular Session on Monday, April 7, 2025 at 7:00 p.m. in the Council Chambers at City Hall. Council President Jack Wilhite presided and the following persons were noted as present or absent:

PRESENT: Council members Cindy Dobbins, Jack Wilhite, Juergen Voss, Josh Finch, Jerry Frush, and Diane Quance. Also present Clerk-Treasurer Lynne Christiansen, Community and Economic Development Director Jeremy Skinner, Attorney Randolph Rompola from Barnes & Thornburg, Dan Stichter from OrthoLazer, and Times-Union reporter David Slone. The meeting was also presented live over the City's website at <https://www.warsaw.in.gov>.

ABSENT: Mayor Jeff R. Grose, Council members Josh Finch and Michael Klondaris.

The meeting was called to order by Mr. Wilhite followed by the Invocation and the Pledge of Allegiance.

MINUTES-

The minutes from the March 18, 2025 regular session were presented for approval. Motion made by Councilor Quance to approve the minutes as presented, seconded by Councilor Dobbins, carried by unanimous vote.

RECOGNITION OF VISITORS-

-Mr. Wilhite welcomed members of the State & Local Government class from Grace College.

REPORTS/ORAL & WRITTEN COMMUNICATIONS-

-Mr. Wilhite gave an update on the formation of an Opioid Committee for disbursement of funds from several Opioid settlements.

UNFINISHED BUSINESS-

ORDINANCE APPROVING THE ISSUANCE OF TAX INCREMENT REVENUE BONDS/BELLE AUGUSTA RESIDENTIAL INFRASTRUCTURE FINANCING (RIF)-

Community and Economic Development Director Jeremy Skinner presented Ordinance #2025-03-01 for consideration. The Ordinance approves the issuance of tax increment revenue bonds for development in the Belle Augusta subdivision that is in the Northern Residential Economic Development Area that are not to exceed \$1,055,000.00. The bonding will be provided through the Indiana Finance Authority and their Residential Housing Infrastructure (RIF) financing. Biggs Group plans to develop residential housing of up to forty-one (41) single housing units. Attorney Randolph Rompola reviewed the Ordinance and answered any questions presented. After discussion Councilor Quance made a motion to approve Ordinance #2025-03-01 on second and final reading, seconded by Councilor Frush, carried by unanimous vote.

ORDINANCE APPROVING THE ISSUANCE OF TAX INCREMENT REVENUE BONDS/MILLWORKS-

Mr. Skinner presented Ordinance #2025-03-02. The Ordinance approves issuing tax increment revenue bonds not to exceed the amount of \$4,500,000.00. The funds will go toward the Millworks Project located between the 300 blocks of West Market and West Center Streets. Upon completion the area will consist of about eighty-five (85) apartments and other spaces developed by AP Development LLC and AP Millworks LLC. The area to be developed is in the consolidated Northern and Central Economic Development Area. Attorney Rompola reviewed the Ordinance and answered questions the Council had. After discussion Councilor Dobbins made a motion to approve the Ordinance on second and final reading, seconded by Councilor Quance, carried by unanimous vote.

NEW BUSINESS-

ANNEXATION ORDINANCE/CROUSE LEASING-

Ordinance #2025-04-01 was presented for first reading. The Ordinance annexes property along CR 250 N which is located in the Southwest Quarter of Section 33, Township 33 North, Range 6 East in Plain Township, Kosciusko County, Indiana, containing one (1) acre more or less, and more particularly described within the document. After discussion Councilor Frush made a motion to approve Ordinance #2025-04-01 on first reading, seconded by Councilor Dobbins, carried by unanimous vote. Second reading of the Ordinance will be on the April 14, 2025 meeting agenda.

RESOLUTION/OLC DEVELOPMENT, INC./ORTHO LAZER FORGIVABLE LOAN MEMORANDUM OF UNDERSTANDING (MOU) -

Mr. Skinner presented Resolution **#2025-04-01** for approval. The Resolution is an MOU between the City and OrthoLazer, who want to relocate their headquarters to Warsaw and open and operate an orthopedic laser therapy service at 902 Provident Drive. The City has offered OrthoLazer a forgivable loan of \$75,000.00 as long as certain metrics are met. Dan Stichter from OrthoLazer gave an overview of their company as well as their services and answered several questions from the Council. After discussion, Councilor Voss made a motion to approve the Resolution, seconded by Councilor Quance, carried by unanimous vote.

RESOLUTION AUTHORIZING AND APPROVING A LOAN-

Resolution **#2025-04-02** was presented for approval. The Resolution authorizes a four-year forgivable loan from the City to OLC Development, Inc./OrthoLazer. The loan is not to exceed \$75,000.00 and is payable in \$25,000.00 disbursements with the last forgiveness in January of 2028 subject to employment metrics. Funds for the forgivable loan will come from the Revolving Loan Fund. The Resolution also included Exhibit A, which is a Revolving Fund Loan Agreement and a Promissory Note. Motion made by Councilor Frush to approve the Resolution, seconded by Councilor Dobbins, carried by unanimous vote.

CONFLICT OF INTEREST STATEMENT-

The following "Conflict of Interest Statement" was filed before the Council:

1. Kyle Martin

The Council acknowledged receipt of the Statement.

ADJOURNED-

There being no further business to come before the Council by a motion duly made and seconded the meeting was adjourned at 7:37 p.m.

ATTEST:

Lynne Christiansen, Clerk-Treasurer