Warsaw Redevelopment Commission
May 5, 2025
Minutes

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

Excused: Brad Johnson

George Clemens opened the meeting.

Pledge of Allegiance

Moment of silence in honor of Rick Snodgrass.

April 14, 2025, Minutes – Wilhite made a motion to approve the April 14, 2025, meeting minutes as presented. Curl seconded the motion. The motion carried unanimously.

New Business

Change Order No. 1 with Phend & Brown Inc for CR 300 N Road Improvements Project- Skinner presented Change Order No. 1 for the CR 300 N Road Improvement Project**,** noting a deduction of $54,795 from the original contract amount. The cost reduction results from a change in material, from limestone to gravel**.** Skinner explained that although the project was designed by a Fort Wayne firm, where limestone is more readily available, most local projects typically utilize gravel, prompting the revision. This is a 50/50 match program with the State. This project will be paid from the Northern TIF. Wilhite made a motion to approve, change order number 1 with Phend & Brown for CR 300 N road improvement project. Curl seconded the motion. The motion carried unanimously.

Memorandum of Understanding regarding Intent to Enter into a Purchase Agreement for the Marsh Property- At the April Redevelopment Commission meeting, Skinner received approval from the Commission to proceed with a Memorandum of Understanding (MOU) regarding the Marsh property. The MOU allows the prospective purchaser a 60-day due diligence period, during which they can evaluate the property prior to entering into a formal purchase agreement and initiating the disposition process. The proposed transaction involves a **p**urchase price of $1 million, to be paid over afive-years. At this stage, the agreement would potentially exclude the outlot from the sale. Thallemer made a motion to approve the memorandum of understanding for the Marsh property. Wilhite seconded the motion. Klondaris voiced concerns about not getting a grocery store on that side of town. After further discussion the motion carried unanimously.

Contract for Construction Inspections for the Anchorage Road Project- Skinner presented a consulting contract for the construction inspection phase of the Anchorage Road Project. The contract is in the amount of $617,660.10 and is part of an 80/20 cost-share agreement with INDOT. Upon execution, the contract will be submitted to INDOT for approval. This will be paid for by Northern TIF professional services funds. If approved as anticipated, the project is expected to go out to bid in October. Curl made a motion to approve the contract for construction inspections for the Anchorage Road project. Klondaris seconded the motion. The motion carried unanimously.

Engagement Letter with Baker Tilly for the Millworks Project- Skinner stated this engagement letter formalizes an agreement with Baker Tilly to provide financial services for the Millworks project bond. Thallemer made a motion approving the engagement letter with Baker Tilly. Wilhite seconded the motion. The motion carried unanimously.

Annual Compliance with Huntington National Bank- These are just the annual compliance forms with Huntington National Bank for our bonds. There is no motion needed.

Union Station Lofts- OIRI Subrecipient Agreement- Skinner presented the OIRI subrecipient agreement for the Union Station Lofts project in partnership with OrthoWorx. The agreement allocates $1.4 million in funding to be used specifically for construction-related expenses. The agreement includes a defined payment schedule. Under this arrangement, the project team will submit claims to the County for review and approval. Once approved, the claims will be forwarded to OrthoWorx for payment processing. Klondaris made a motion to approve the OIRI subrecipient agreement with OrthoWorx for Union Station Lofts. Thallemer 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, Thallemer made a motion to adjourn the meeting. Klondaris seconded the motion. The motion carried unanimously.

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George Clemens, President	Whitney Shilling, Recording Secretary