

Warsaw Redevelopment Commission

May 19, 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

May 5, 2025, Minutes – Curl made a motion to approve the May 5, 2025, meeting minutes as presented. Wilhite seconded the motion. The motion passed unanimously.

New Business

Public Hearing BOT Agreement- Skinner presented the Build-Operate-Transfer (BOT) agreement between the Warsaw Redevelopment Commission and the developer, Robinson Construction. He explained that this agreement pertains to the upcoming bond issuance for the construction of the new Public Works facility. At this meeting, the Commission was asked to approve the *form* of the BOT agreement. The final construction schedule and guaranteed maximum price will be incorporated into the agreement on June 2. Clemens then opened the floor for public comment. As no members of the public came forward, the public comment portion of the meeting was closed. It was noted that legal counsel for both the Commission and Robinson Construction have reviewed and approved the current draft of the agreement. Thallemer made a motion to approve the BOT agreement with Robinson Construction. The motion was seconded by Klondaris. The motion passed unanimously.

Walk- In: Amendment to the Subrecipient Agreement for Union Station Lofts- At the May 5 Redevelopment Commission meeting, the original subrecipient agreement for Union Station Lofts was approved. The Commission was now presented with an amendment to that agreement. The amendment introduces a revised distribution schedule. Under the new terms, distributions will be made based on project progress rather than on a monthly basis. No other terms of the agreement are changed. Curl made a motion to approve the amendment to the subrecipient agreement. Wilhite 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 passed unanimously.

Other Business

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

George Clemens, President

Whitney Shilling, Recording Secretary