

Warsaw Redevelopment Commission

June 2, 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

March 19, 2025, Minutes – Mike made a motion to approve the March 19, 2025, meeting minutes as presented. Curl seconded the motion. The motion carried unanimously.

New Business

Addendum to BOT Agreement for the Public Works Facility Project- Skinner stated that the item presented is an addendum to the BOT agreement that was approved at the previous Redevelopment Commission meeting. This addendum establishes a guaranteed maximum price of \$13,298,020.33 and sets the schedule for substantial completion by July 2027. Wilhite raised a question regarding page 3 of the Robinson Construction attachment, noting that it states the 7% Indiana sales tax on materials is not included. In response, Skinner clarified that the city does not pay sales tax. A tax exemption certificate will be provided to ensure sales tax is not applied to material purchases. Clemens added that the total size of the project is just over 50,000 square feet. Curl made a motion to approve the addendum to the BOT Agreement for the Public Works facility project. Curl seconded the motion. The motion carried unanimously.

Excess Assessed Value Letter- Skinner explained that each year, prior to June 15, the Commission is required to notify the county regarding the pass-through of any excess TIF funds. This acknowledgment states that the Commission **is** not passing through any excess TIF. Once approved, the letter will be sent to all overlapping tax agencies. Thallemer made a motion to approve the excess assessed value letter. Wilhite 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, Klondaris made a motion to adjourn the meeting. Curl seconded the motion. The motion carried unanimously.

George Clemens, President

Whitney Shilling, Recording Secretary