

Warsaw Redevelopment Commission

July 7, 2025

Minutes

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

Excused: Joe Thallemer

George Clemens opened the meeting.

Pledge of Allegiance

June 16, 2025, Minutes – Curl made a motion to approve the June 16, 2025, meeting minutes as presented. Klondaris seconded the motion. The motion carried unanimously.

New Business

Declaratory Resolution 2025-07-01 Approving the Economic Development Plan to Establish a New Allocation Area- Skinner presented a resolution approving the Economic Development Plan to establish a new allocation area. This resolution pertains to two components: the Autocam Medical property and the remaining undeveloped land within the Tech Park. He noted that this property lies within the Northern TIF District. The purpose of the resolution is to reset the timeframe on the TIF district in connection with the upcoming Autocam project. Wilhite asked for clarification, stating that resetting the time clock essentially means extending the duration. Skinner confirmed, explaining that the property was originally brought into the district around 2013 and remains undeveloped. With this resolution, the 25-year TIF period would restart as Autocam begins construction. Klondaris added that by resetting the clock, the Commission would be able to capture the tax increment that will be generated by the new development. Klondaris made a motion to approve Resolution 2025-07-01. Curl seconded the motion. The motion carried unanimously.

Resolution 2025-07-02 Approving Property Transfer and Final Disposition for Autocam Medical- Skinner stated that this action represents the final disposition of the property related to the Autocam Medical project. Autocam plans to construct a 100,000 square foot facility, create approximately 300 jobs, and invest over \$70 million in the project. He noted that a public hearing was held at the previous meeting, and a legal advertisement was published in the local newspaper. No bids were received following that notice, which now permits the Commission to proceed with disposing of the property directly to Autocam. Wilhite made a motion to approve Resolution 2025-07-02. Curl seconded the motion. The motion carried unanimously.

Resolution 2025-07-03 Approving a Form of the Economic Development Agreement between the City of Warsaw Redevelopment- Skinner presented a resolution to the Commission approving the form of the Economic Development Agreement between the Warsaw Redevelopment Commission and Autocam Medical. The resolution includes the development agreement as an attachment. Skinner noted that the agreement grants Autocam the right of first refusal on the remaining property. If Autocam agrees to purchase the remaining property they

must construct a building of at least 100,000 square feet and create a minimum of 250 additional new jobs. Klondaris commented that these provisions are intended to ensure that Autocam does not simply purchase the property and leave it undeveloped. After some discussion, Klondaris made a motion to approve Resolution 2025-07-03. Curl seconded the motion. The motion carried unanimously.

2026 Budgets- Skinner informed the Commission that he made one change to the budgets previously submitted. The change pertained to wage figures, which were updated in accordance with recommendations from the Wage Committee. He then proceeded to review each individual budget with the Commission. Klondaris made a motion to approve all the 2026 budgets as presented. Wilhite seconded the motion. The motion carried unanimously.

Approval of Claims – Curl made a motion for approval of claims as presented. Klondaris 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.

George Clemens, President

Whitney Shilling, Recording Secretary