

Warsaw Redevelopment Commission
August 18, 2025
Minutes

Present: George Clemens, Joe Thallemer, Jack Wilhite, Jeremy Skinner (DOCD), Whitney Shilling (Recording Secretary)

Excused: Mike Klondaris, Bill Curl, Brad Johnson

George Clemens opened the meeting.

Pledge of Allegiance

August 4, 2025, Minutes – Clemens made a motion to approve the August 4, 2025, meeting minutes as presented. Thallemer seconded the motion, noting he was not present at the August 4 meeting. 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.

New Business

Award Bid for Petro Drive Roadway Extension- Skinner explained that the purpose of this project is to pave the remaining portion of Petro Drive. The Commission had previously agreed to complete this work as part of the apartment development project. City Engineer Aaron Ott reported that four bids were received for the project. The lowest bid was submitted by Pulver Asphalt Paving in the amount of \$231,763. He recommended awarding the contract to Pulver Asphalt Paving, noting that the company previously completed the Union sidewalk project for the City and performed well. Wilhite made a motion to award the bid for Petro Drive Roadway Extension to Pulver Asphalt Paving. Thallemer seconded the motion. The motion carried unanimously.

Public Hearing: Confirming Declaratory Resolution 2025-08-01 Establishing the Tech Park 2025 Allocation Area- Skinner stated that the resolution is to establish a new allocation area. He explained that the area has been part of a Tax Increment Financing (TIF) district since 2016; however, because it has not been developed, a new allocation area is being created to restart the 25-year time frame. Clemens opened the floor for public comment. As no one came forward to speak, he subsequently closed the public portion of the meeting. Thallemer made a motion to approve Resolution 2025-08-01. 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. Wilhite seconded the motion. The motion carried unanimously.

George Clemens, President

Whitney Shilling, Recording Secretary