

**Warsaw Redevelopment Commission
October 6, 2025
Minutes**

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

Excused:

George Clemens opened the meeting.

Pledge of Allegiance

September 8, 2025, Minutes – Curl made a motion to approve the September 8, 2025, meeting minutes as presented. Wilhite seconded the motion. The motion carried unanimously.

New Business

Resolution 2025-10-01 Authorizing Disposition of former Marsh Property- Skinner provided an overview of Resolution 2025-10-01, explaining that it authorizes the disposition of two properties formerly known as the Marsh property. This includes both the outlot and the lot on which the building is located. The resolution enables the property to be disposed of after October 8. Thallemer made a motion to approve Resolution 2025-10-01. Wilhite seconded the motion. The motion carried unanimously.

Purchase Agreement for Outlot at 500 S. Buffalo Street- Skinner presented a purchase agreement for the newly created outlot at 500 S. Buffalo Street. The property will be purchased by Ewert Development LLC and is intended to become a Scooters Coffee location. The agreed purchase price is \$225,000. Skinner requested the commission's approval of the agreement in its current form, noting that while some closing dates and minor language revisions will be added later, the purchase price will remain unchanged. Thallemer inquired about the status of easements. Skinner confirmed that all easements have been discussed and agreed upon. Thallemer made a motion to approve the form of the purchase agreement for the outlot. Curl seconded the motion. The motion carried unanimously.

Purchase Agreement for 500 S. Buffalo Street- Skinner presented a purchase agreement for the property located at 500 S. Buffalo Street. The purchaser is 500 Buffalo LLC. The agreement outlines a total purchase price of \$1,000,000 to be paid over 84 months, with monthly payments to be made by the purchaser. A \$70,000 down payment will be paid at closing and deducted from the total purchase price, leaving a remaining balance of \$930,000 to be paid over the term of the agreement. As with the previous purchase agreement, Skinner requested the commission's approval of the agreement in its current form. He noted that while certain dates and minor language adjustments may be added, the purchase price will not change. Curl made a motion to approve the form of the purchase agreement for 500 S. Buffalo Street. Thallemer seconded the motion. The motion carried unanimously.

Other Business

Approval of Claims – Curl made a motion for approval of claims as presented. Wilhite seconded the motion. The motion carried unanimously.

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