

**Warsaw Redevelopment Commission
October 20, 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

October 6, 2025, Minutes – Curl made a motion to approve the October 6, 2025, meeting minutes as presented. Wilhite seconded the motion. The motion carried unanimously.

New Business

Release and Indemnity Agreement with Bowen Health, Inc.- Skinner explained that the two items on the agenda are related. He stated that the agreement releases Bowen Health, Inc. from any claims or costs associated with the property as they relate to environmental cleanup. Skinner provided the location of the property, noting that it is situated near Arnolt, between Rabb Water and Noa Noa. He further explained that Bowen Health, Inc. has offered the property to the Redevelopment Commission at no cost. Skinner is currently in discussions with a developer regarding potential development of the site. Skinner noted that there may be some environmental cleanup required, similar to the Arnolt property. He recommended approval of the agreement. Klondaris inquired about access to the property. Skinner responded that access would be from Jefferson Street. Klondaris made a motion to approve the release and indemnity agreement with Bowen Health, Inc. Curl seconded the motion. The motion carried unanimously.

Quitclaim Deed for 2610 E. Jefferson Street- Skinner stated that this is the quitclaim deed for the property previously discussed. Upon approval, the deed will be recorded, and the Redevelopment Commission will take ownership of the property. Wilhite made a motion to accept the quitclaim deed. Klondaris seconded the motion. The motion carried unanimously.

Walk-In: Revolving Loan Fund- Hobby Lobby- Skinner explained that the Redevelopment Commission does not have a role in this agreement; however, it was noticed that the document included the Redevelopment Commission signature block. The Commission's approval will be noted, though it does not impact the agreement. The request pertains to a revolving loan in the amount of \$250,000, with \$100,000 being disbursed at the start of demolition and \$150,000 disbursed once construction begins. The funds will be paid by EDIT funds. Klondaris made a motion to approve the revolving loan fund for Hobby Lobby. Wilhite 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. Klondaris seconded the motion. The motion carried unanimously.

Mike Klondaris, Vice-President

Whitney Shilling, Recording Secretary