

**Warsaw Redevelopment Commission
December 1, 2025
Minutes**

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

Excused: Brad Johnson

Mike Klondaris opened the meeting.

Pledge of Allegiance

November 3, 2025, Minutes – Curl made a motion to approve the November 3, 2025, meeting minutes as presented. Klondaris seconded the motion. The motion carried unanimously.

New Business

Public Hearing- Confirmatory Resolution 2025-12-01- Addition of Shirley Polk Trust property to the acquisition- Skinner explained that the resolution adds the Shirley Polk Trust property to the acquisition list. This action has already been approved by the Common Council and the Plan Commission. Clemens opened the meeting for public comment. No members of the public came forward, and the public comment portion of the meeting was closed. Thallemer made a motion to approve Resolution 2025-12-01. Wilhite seconded the motion. The motion carried unanimously.

Resolution 2025-12-02 Authorizing the Acquisition of Shirley Polk Trust property- Skinner explained that now that the property has been added to the acquisition list, Resolution 2025-12-02 will authorize the purchase of the property at a purchase price of \$254,000. Wilhite made a motion to approve Resolution 2025-12-02. Thallemer seconded the motion. The motion carried unanimously.

Autocam Medical Purchase Agreement- Skinner stated that this item is the purchase agreement with Autocam Medical for 15 acres at the Tech Park. The agreement was prepared by Barnes & Thornburg. Under the terms of the agreement, the property will be sold to Autocam Medical for \$1.00. Autocam Medical is required to construct a building of no less than 100,000 square feet, make a minimum total investment of \$70,000,000 in building and equipment on the property, and employ no fewer than 300 people within five years. If these requirements are not met, the City retains the right to reclaim the property. Thallemer made a motion to approve the purchase agreement with Autocam Medical. Curl seconded the motion. The motion carried unanimously.

2026 Meeting Schedule- Skinner explained the difference between the two schedules. Schedule A follows the standard practice of holding two meetings per month, with meetings that fall on a holiday moved to the following Monday. Schedule B also consists of two meetings per month; however, if a meeting falls on a holiday, it is moved to Tuesday instead. After discussion among

the members, Klondaris made a motion to approve schedule B. Wilhite seconded the motion. The motion carried unanimously.

Main Street Warsaw 2025 Recap Presentation- Terry Sweeny of Main Street Warsaw gave a recap presentation of 2025.

2026 Agreement with Main Street Warsaw- Terry Sweeny presented the agreement to the Redevelopment Commission and provided a summary of the 2026 plans and events. The total amount of the agreement is \$81,500, representing an increase of \$2,000 from the previous year. Curl made a motion to approve the 2026 agreement with Main Street Warsaw. Wilhite seconded the motion. The motion carried unanimously. Rob Parker thanked the Commission for their partnership.

Anderson Bolander Festival Street Contract- Skinner stated that this item represents the beginning stage of exploring the concept of a festival street. The contract will accomplish two objectives: it will engage with the community to determine desired features, and it will develop a cost estimate to implement the concept. This process will also prepare the City to pursue grant opportunities and other available state funding. Thallemer made a motion to approve the contract with Anderson Bolander. Klondaris 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