

**Warsaw Redevelopment Commission
November 4, 2024
Minutes**

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

Excused: Jack Wilhite

George Clemens called the meeting to order.

Pledge of Allegiance

October 7, 2024, Minutes – Klondaris made a motion to approve the October 7, 2024, meeting minutes as presented. Curl seconded the motion. The motion passed unanimously.

New Business

Public Hearing- Confirming Resolution 2024-11-01 Addition of Applied Thermal to Acquisition List- Skinner stated this is the final step in adding Applied Thermal to the acquisition list. It was already approved at the Plan Commission and the City Council meeting. It is back to the Redevelopment Commission for final approval. Thallemer asked if there has been any opposition. Skinner stated there has been some confusion but no opposition. Clemens opened the meeting to the public. Since no one came forward, Clemens closed the meeting to the public. Klondaris made a motion to approve Resolution 2024-11-01. Curl seconded the motion. The motion passed unanimously.

Resolution 2024-11-02 Approving Real Estate Acquisition- Applied Thermal- Skinner stated this resolution gives the authorization to acquire Applied Thermal's property. Thallemer made a motion to approve Resolution 2024-11-02. Curl seconded the motion. The motion passed unanimously.

Resolution 2024-11-03 Approving property transfer and Final Disposition- Applied Thermal- Skinner stated this resolution approves the disposition back to Applied Thermal. Curl made a motion to approve Resolution 2024-11-03. Klondaris seconded the motion. The motion passed unanimously.

Award Petro Drive Water Main Extension Project- Skinner explained Indiana American Water required the two water mains on Petro Drive be connected for the new apartment complex to have water. Skinner agreed to pay for the cost to connect the two water mains as the city's contribution to the project. Once the water mains are connected, we will reconstruct Petro Drive into a road. Bids were opened at the last Board of works meeting, and they only received one. The one bid was from G&G Hauling at \$84,702, which was below the engineer's estimate. Former city engineer, James Emans has reviewed the bid and is recommending it be approved. Curl made a motion to approve the bid with G&G Hauling for the water main extension project. Klondaris seconded the motion. The motion carried unanimously.

Agreement for Petro Drive Water Main Extension with G&G Hauling and Excavating, Inc.- Skinner stated this is the agreement with G&G Hauling to complete the water main extension project on Petro Drive. Klondaris made a motion to approve the agreement with G&G Hauling. Thallemer seconded the motion. The motion passed unanimously.

Annual Spending Plan Report- Skinner stated this report is a new requirement from the State. After discussing the report with the commission members. Thallemer made a motion to approve the annual spending plan report. Klondaris seconded the motion. The motion passed unanimously.

Approval of Claims- Curl made a motion for approval of claims, as presented. Thallemer seconded the motion. The motion passed unanimously.

Other Business

Adjournment – With no other business to come before the Board, Thallemer made a motion to adjourn the meeting. Curl seconded the motion. The motion passed unanimously.

George Clemens, President

Whitney Shilling, Recording Secretary