

City of Wabash Redevelopment Commission

Meeting Minutes

November 12, 2024 | 4:00 p.m. | Wabash City Hall | 202 S. Wabash St., Wabash, IN 46992

General notes about this Meeting: The public was informed of this meeting in several ways. First was via email notification to the media with the City of Wabash Redevelopment Commission master schedule, which is also posted in a public area in City Hall. The staff of City Hall were informed of the formats to field questions from the public. This format was in-person and via a public video conference utilizing the Zoom software accessible via a link on the meeting schedule shared publicly and on the agenda.

<https://zoom.us/j/9928706626> | Meeting ID: 992 870 6626

Commission Members Present In-Person: John Burnsworth, Marilyn Custer-Mitchell, Doug Konkle

Commission Members Present Virtually: Jim Reynolds

Commission Members Absent: Lynn Yohe, Rod Kelsheimer

Staff Present: Tenille Zartman, Amber White, Doug Lehman, Chelsea Parson

Guests Present: Mayor Scott Long; Melanie Givens-Penn, Wabash Clerk-Treasurer

Roll Call

John Burnsworth - present
Marilyn Custer-Mitchell - present
Rod Kelsheimer - absent
Doug Konkle - present
Jim Reynolds - present
Lynn Yohe - absent

Meeting Called to Order:

Meeting called to order on November 12, 2024 at 4:02 p.m. by Jim Reynolds.

Minutes:

Tenille Zartman had two correction which included to removing the duplicate "Doug Lehman" under "Staff Present" section and to change the first sentence under "Invoices" section to be "Chelsea Parson summarized the invoices."

A motion was made by Doug Konkle to approve the minutes with Zartman's edits duly seconded by John Burnsworth.

John Burnsworth - aye
Marilyn Custer-Mitchell - aye
Doug Konkle - aye
Jim Reynolds – aye
Motion passed unanimously.

New Business:

- **Approve Rezone Petition for New 232 Acres in Wedcor Business Park**

Doug Lehman explained that to rezone a small portion of the 232 acres recently purchased by the City of Wabash to extend the Wedcor Business Park the owners (Redevelopment Commission) need to submit a petition to the Plan Commission to change the zoning from Suburban 1 to Light Industrial. Lehman presented a map with the section that is being proposed to be rezoned.

A motion was made by Marilyn Custer-Mitchell to approve the rezone petition, duly seconded by Konkle.

John Burnsworth - aye
Marilyn Custer-Mitchell - aye
Doug Konkle - aye
Jim Reynolds - aye

Motion passed unanimously.

- **Authorize Lynn Yohe, as RDC President, to sign Rezone Petition**

Doug Lehman explained that the commission needs to make a motion to allow Lynn Yohe as the president to sign the rezone petition. A motion was made by Burnsworth to allow for RDC president Lynn Yohe to sign the petition to rezone, duly seconded by Custer-Mitchell.

John Burnsworth - aye
Marilyn Custer-Mitchell - aye
Doug Konkle - aye
Jim Reynolds - aye

Motion passed unanimously.

- **Review & Approve New Spending Plan**

Zartman explained the spending plan is a new requirement from the state that must be submitted before December 1. The spending plan was developed by Jim Higgins and was summarized by Zartman. The explanation of the spending plan included debt payments, capital expenditures for various business park expansion improvements, and professional expenses for a total of \$5,403,974 Lehman also noted that the spending plan is flexible to adjust for unforeseen situations and is not a limiting document for spending in 2025.

A motion was made by Burnsworth to approve the new spending plan, duly seconded by Konkle.

John Burnsworth - aye

Marilyn Custer-Mitchell - aye
 Doug Konkle - aye
 Jim Reynolds - aye

Motion passed unanimously.

- **Review & Approve 2025 Meeting Dates**

Zartman outlined the 2025 meeting dates and pointed out the “odd dates” that veer away from the normal schedule. It was pointed out that the November date does not need to be changed as there will not be any closures for Election Day in November 2025, so the November date will be amended to be on Nov. 4, 2025. Lehman also proposed that the September date be moved to September 9 in coordination with the Labor Day holiday directly preceding the normal Tuesday meetings date in September.

Following the changes the dates are scheduled for 2025: Tuesday, January 14; Tuesday, February 4; Tuesday, March 4; Tuesday, April 1; Tuesday, May 6; Tuesday, June 3; Tuesday, July 1; Tuesday, August 5; Tuesday, September 9; Tuesday, October 7; Tuesday, November 4; and Tuesday, December 2.

A motion was made by Custer-Mitchell to approve the 2025 meeting dates as amended, duly seconded by Burnsworth.

John Burnsworth - aye
 Marilyn Custer-Mitchell - aye
 Doug Konkle - aye
 Jim Reynolds - aye

Motion passed unanimously.

Old Business:

- **John H. Stephens - Reimbursement for Double Payment Received - \$2,450**

Zartman noted that this was added just as reference that a survey previously paid for by the commission was also expensed at the time of closing so that reimbursement is now in the commission’s account.

Zartman asked the commissioners to inform herself and Mayor Long if they do not plan to continue serving on the RDC, as reappointments will occur at the start of the year.

Invoices:

Zartman summarized the invoices which included the \$100 filing fee from the Redevelopment Commission payable to the City of Wabash for the petition fee to rezone.

A motion was made by Reynolds to approve the invoice to pay the filing fee, duly seconded by Konkle.

John Burnsworth - aye
Marilyn Custer-Mitchell - aye
Doug Konkle - aye
Jim Reynolds - aye

Motion passed unanimously.

Meeting Adjourned: Meeting adjourned at 4:20 p.m. by Reynolds.