

## City of Wabash Redevelopment Commission

### Meeting Minutes

February 4, 2025 | 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:** Marilyn Custer-Mitchell, Doug Konkle, Jason Fry, Jim Reynolds, Lynn Yohe

**Commission Members Present Virtually:** John Burnsworth

**Commission Members Absent:** N/A

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

**Guests Present:** Melanie Givens-Penn, Wabash Clerk-Treasurer

#### Meeting Called to Order:

Meeting called to order on February 4, 2025 at 4:00 p.m. by Lynn Yohe.

#### Roll Call:

- John Burnsworth - present
- Marilyn Custer-Mitchell - present
- Jason Fry - present
- Doug Konkle - present
- Jim Reynolds - present
- Lynn Yohe – present

#### Minutes:

Yohe presented the minutes sent prior to the meeting for the January 14, 2025. Jim Reynolds made a motion to approve the minutes as presented and was duly seconded by Doug Konkle.

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

Motion passed unanimously.

**Invoices:** none presented

## **New Business:**

- **Cash Rent Contracts**

Tenille Zartman and Doug Lehman explained two cash rent contract before the commissioners for the two parcels of new 232 acres in Wedcor purchased last year. Reynolds and Konkle noted some edits for the contracts, including one (3f) to be corrected to ensure that certain costs fall under the lessee and not the lessor. Edits were noted by Doug Lehman and corrections will be made. Marilyn Custer-Mitchell motioned to accept the cash rent contracts with suggested edits duly seconded by Reynolds.

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

Motion passed unanimously.

- **LWG – CDU Engagement Letter**

Yohe presented the LWG CPA Advisors engagement for annual disclosure filings and stated that the cost on this contract was the same as 2024. Reynolds motioned to accept the engagement letter and annual services from LWG CPA Advisors duly seconded by Burnsworth.

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

Motion passed unanimously.

## **Old Business:**

Zartman provided an update for the Sposeep Building. The City is planning to seal up the building soon and Indiana Landmarks is still involved but the direction for the building is still undetermined. There are currently no new leads in the building.

Zartman also provided an update on the Legacy Heights developments. 9 Conner Street is Legacy Heights' First Model Home is Available now. She noted Pure Construction is the new contractor with Club 720 and there are four speculative houses being build there currently with an anticipated opening date this spring.

Zartman provided updates on the speculative building in NE Business Complex, sharing that two of the earthwork and pads for the buildings are completed for the two buildings underway through Logan Properties, LLC and Nuway Construction.

**Meeting Adjourned:** Meeting adjourned at 4:20 p.m. by Yohe.