

City of Wabash Redevelopment Commission

Meeting Minutes

April 1, 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: John Burnsworth; Doug Konkle; Jim Reynolds; Lynn Yohe; Marilyn Custer-Mitchell; Jason Fry

Commission Members Present Virtually: N/A

Commission Members Absent: N/A

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

Guests Present: Jim Higgins, LWG CPAs; Mayor Scott Long; Melanie Penn, City of Wabash Clerk-Treasurer; Mr. Loret (virtual)

Meeting Called to Order:

Meeting called to order on April 1, 2025 at 4:02 p.m. by Lynn Yohe.

Minutes:

Yohe presented the minutes sent prior to the meeting for the March 4, 2025 meeting.

Marilyn Custer- Mitchell made a motion to approve the minutes as presented and was duly seconded by Jim Reynolds. Motion passed unanimously.

Invoices

Reynolds clarified that the appraisals were for the 155-acre parcel in the Wedcor Industrial Park. Tenille Zartman recommended that the invoices be approved as presented.

Reynolds made a motion to approve the invoices as presented and was duly seconded by John Burnsworth. Motion passed unanimously.

New Business:

- **Annual Financial Report – Jim Higgins, LWG CPAs**

Jim Higgins gave a brief overview of the annual report's contents. He noted that this report will be provided to the Wabash City Council in a finalized format and uploaded for the public by April 15. Higgins also reminded the RDC about hosting an annual meeting in May and adopting a spending plan by December 1, 2025.

Higgins noted that no action needs to be taken by the RDC.

Regarding the spending plan, Higgins and Zartman reminded the RDC that while the spending plan must be adopted/submitted by December 1, 2025 it can be amended as needed according to the various expenditures that pass through the RDC.

- **Redevelopment Plan, Bid Offering & Option to Purchase for 155-acre Wedcor Property – Doug Lehman**

Zartman gave a brief overview of Project Electro and introduced Mr. Loret, its representative. According to Zartman, the project is interested in purchasing a 155-acre parcel in the Wedcor Industrial Park.

Doug Lehman explained the legal processes that need to be carried out as part of this project's purchase of the land. In order to transfer the land to the project, the RDC must have a redevelopment plan for the property, which was included in the RDC packet. Lehman reviewed the key points of the redevelopment plan.

Lehman also added that the project, aligning with the redevelopment plan, can also submit an option to purchase for consideration on the land.

Lehman noted that the date for the bid offering has not been specified but that the date will be determined based on the project's timeline needs. The deadline for bids will likely be as early as the May RDC meeting date or as late as the July RDC meeting date.

Lehman confirmed that Mr. Loret and the project team are comfortable with the language and template of the option and purchase agreements.

Zartman stated that the RDC should know by the July RDC meeting about the project's intentions to officially purchase the land. At that later date, more details about the company and site plan would likely be shared with the RDC.

Yohe expressed concerns about hazardous materials and pollution. Loret advised the RDC that they recently received their IDEM air permit for levels below permitted.

Reynolds made a motion to approve the redevelopment plan for the 155-acre property as presented and was duly seconded by Doug Konkle. Motion passed unanimously.

Custer-Michell made a motion to approve the option to purchase the 155-acre property and was duly seconded by Reynolds. Motion passed unanimously.

Burnsworth made a motion to approve the form of purchase agreement and was duly seconded by Custer-Mitchell. Motion passed unanimously.

Custer-Michell made a motion to approve the bid offering as presented for publication, conditioned upon which meeting date the bids will be received, for the 155-acre property and was duly seconded by Konkle. Motion passed unanimously.

Old Business:

- **Updated Farmland Lease Agreement for Merricks for 155-acre property**

Lehman noted that since construction on the 155-acre parcel will likely not begin before or during the current growing season then there is no reason to leave it empty. That said, the contract would allow for the property buyer to go onto the property regardless of reason to carry out due diligence. The contract outlines the processes to compensate the farmers for any resulting crop damage. Additional changes were made to state in the agreement that whoever owns the land at the end of the harvest season (City or purchaser) will receive the cash rent.

Reynolds made a motion to approve the updated lease and was duly seconded by Burnsworth. Motion passed unanimously.

- **Other Business Items**

Zartman also provided an update regarding the NIPSCO land purchase request from last month. NIPSCO is amenable to the RDC recommendations for alternative locations. Future meetings will discuss the various processes for selling that land.

Mayor Scott Long stated that there was some inquiry about using \$50,000 in TIF funding for the facade program. Lehman confirmed that the RDC would need to review and approve such a deal.

Zartman provided an update on the various funding requests under consideration for housing and sewer interceptor construction. Awards should be decided and announced soon.

The RDC and Mayor expressed their excitement over the progress on the houses in Legacy Heights.

Meeting Adjourned: Meeting adjourned at 4:42 p.m. by Yohe.