

City of Wabash Redevelopment Commission

Meeting Minutes

September 16, 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: Doug Konkle; Jim Reynolds;
Marilyn Custer-Mitchell; John Burnsworth

Commission Members Present Virtually: N/A

Commission Members Absent: Jason Fry; Lynn Yohe

Staff Present: Tenille Zartman; Amber White; Chelsea Parson; Amelia Daughtry; Doug Lehman

Guests Present: Paul Hayden, Indiana Landmarks; Bob Lundquist, Lundquist Appraisals & Real Estate; Mayor Scott Long

Meeting Called to Order:

Meeting called to order on September 16, 2025 at 4:04 p.m. by Marilyn Custer-Mitchell.

Minutes:

Custer-Mitchell presented the minutes from the August 5, 2025 meeting, which were sent prior.

Doug Konkle made a motion to approve the minutes as presented and was duly seconded by Jim Reynolds. Motion passed unanimously.

Invoices

Invoices were included in the packet from the following entities:

- Douglas Lehman, P.C., for various legal fees
- John H. Stephens for the survey of a parcel of land that is expected to be put up for sale to be purchased by NIPSCO for a communications tower.

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

New Business:

- **55 W. Water Street, Wabash (Spousep & Sons Building)**
 - *Indiana Landmarks Scope of Service Agreement & Indiana Landmarks Protective Covenants & Right of First Refusal*

Doug Lehman confirmed that he reviewed the agreements and saw no issues with the documents provided by Indiana Landmarks. Paul Hayden from Indiana Landmarks confirmed work is underway to capture, transport and rehome the cats in the Sposeep Building. Hayden also stated plans to post "No Trespassing" signs to hopefully deter people who continue to feed the cats.

Hayden added that Lundquist Real Estate & Appraisals is posting the building on the MLS database on Indiana Landmark's behalf to help promote sales and attraction. Bob Lundquist noted the challenges of selling such a building but is glad to be of service to Indiana Landmarks. He recommended accepting offers from anyone who has both the vision and the funds to make it happen. Lundquist noted he also intended to share properties on some other platforms, such as LoopNet, to attract potential buyers that way.

Hayden asked about the possibility of bringing electricity to the building. Hayden is also collaborating with a class at Wabash High School to use the building as a class project on historic renovation.

Reynolds clarified that the City RDC will not deed the property over to Indiana Landmarks until a buyer is identified, which Tenille Zartman confirmed.

Custer-Mitchell confirmed that there will be stipulations related to the timeline and work plans for a buyer, which can be adjusted as needed based on the buyer's and project plans. However, there will be stipulations nonetheless to ensure that if the building is sold, it does not remain empty and unused.

Reynolds made a motion to accept the scope of service agreement, the protective covenants, and the right of first refusal as presented, and it was duly seconded by Burnsworth. Motion passed unanimously.

Old Business:

There was no Old Business discussed.

Meeting Adjourned: Meeting adjourned at 4:21 p.m.