

## City of Wabash Redevelopment Commission

### Meeting Minutes

May 6, 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;  
Lynn Yohe; Marilyn Custer-Mitchell

**Commission Members Present Virtually:** N/A

**Commission Members Absent:** Jason Fry; Jim Reynolds

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

**Guests Present:** Jim Higgins, LWG CPAs; Jeff Knee, City of Wabash; Mike Keaffaber, MSDWC; Melanie Penn, City of Wabash

#### Meeting Called to Order:

Meeting called to order on May 6, 2025 at 4:02 p.m. by Lynn Yohe.

#### Minutes:

Yohe presented the minutes sent prior to the meeting for the April 1, 2025 meeting.

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

#### Invoices

Per Tenille Zartman, there were no new invoices to approve.

#### New Business:

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

Jim Higgins explained the context of this meeting, why it was required, and what would likely happen. Higgins presented the annual report and opened the floor to questions from the commission and impacted parties.

Mike Keaffaber asked if ongoing legislative changes will impact the plan. Higgins said it will likely be the case, but the extent of this is unclear. It should not impact any current obligations, but it may affect future deals, according to Higgins.

Higgins also presented Resolution 25-01, which expresses the intent of the RDC to retain all TIF funds expected in 2026. Should it pass, it would then be brought to the county before the June 15,

2025 deadline.

Konkle made a motion to approve Resolution 25-01 as presented and was duly seconded by John Burnsworth. Motion passed unanimously.

#### **Old Business:**

- **NIPSCO Gas AMI- Wabash Land Purchase Request**

According to Zartman, a redevelopment plan process similar to other land sales will be required. This will likely be presented to the RDC at an upcoming meeting.

#### **Other Business Items**

- Zartman confirmed that further testing/inspections are being done at BioNutrients, considering recent emission concerns
- Zartman also advised that there is a new ad on the Indiana Landmarks website for the Sposeep building. Yohe suggested it was time to “no longer whip this dead horse,” suggesting a decision may need to be made in the future to no longer seek out bids and head in a different direction.
- Regarding land in the Wedcor park, Zartman advised that the redevelopment plan will likely be published soon with bids accepted for July.

**Meeting Adjourned:** Meeting adjourned at 4:14 p.m. by Yohe.