

City of Wabash Redevelopment Commission

Meeting Minutes

June 3, 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;
Jason Fry; Marilyn Custer-Mitchell

Commission Members Present Virtually: N/A

Commission Members Absent: John Burnsworth; Lynn Yohe

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

Guests Present: Shane Waters, Downtown Wabash, Inc.; Steve Downs, Downtown Wabash, Inc.; Melanie Penn, City of Wabash Clerk-Treasurer; Mayor Scott Long

Meeting Called to Order:

Meeting called to order on June 3, 2025 at 4:04 p.m.

Minutes:

Reynolds presented the minutes sent prior to the May 6, 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

One invoice was included in the packet from LWG Associates for the annual entity disclosures costs.

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

New Business:

- **Downtown Wabash – Façade Improvement Program**

Shane Waters and Steve Downs represented Downtown Wabash, Inc., to discuss an updated facade improvement program and request \$50,000 in TIF revenue to seed the program. Included in the packet were the guidelines and application for the program.

Downs noted this would be a small amount to have in the program but could still help business

owners do some small projects to improve their facades and exterior appearances.

Custer-Mitchell asked for clarification regarding the amount determination. Downs stated that whatever the matching amount is, they can receive up to 50% of that matching amount.

Mayor Long shared that the intent was to fund up to \$50,000 in the program initially and to refill the fund to the \$50,000 level each year. Replenishment of the fund would/could be requested at the beginning of each year from the RDC.

Lehman asked who would house the account to award the funds, the City RDC or Downtown Wabash, Inc. Long noted that housing it under the RDC may take longer for the funding to get to the projects. Instead, the funds would be in an account owned by Downtown Wabash, Inc., which would then award the funds at its discretion based on the application and program guidelines.

Custer-Mitchell made a motion to approve the guidelines as outlined by Downtown Wabash, Inc., for the facade program and was duly seconded by Reynolds. Motion passed unanimously.

Old Business:

- **Redevelopment Plan for Wedcor Land**
 - Tenille Zartman updated the RDC that the redevelopment plan previously approved by them will likely be published in July, with bids accepted for the August 5 RDC meeting.

Other Business Items

Meeting Adjourned: Meeting adjourned at 4:19 p.m.