

City of Wabash Redevelopment Commission

Meeting Minutes

December 2, 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; Lynn Yohe; John Burnsworth; Jason Fry; Marilyn Custer-Mitchell

Commission Members Present Virtually: Jim Reynolds

Commission Members Absent: Lynn Yohe

Staff Present: Tenille Zartman; Chelsea Parson; Doug Lehman

Guests Present: Kyle & Aubrey Williams, local business owners; Melanie Penn, Clerk-Treasurer

Meeting Called to Order:

Meeting called to order on December 2, 2025 at 4:04 p.m. by Marilyn Custer-Mitchell.

Roll Call:

- John Burnsworth - Present
- Marilyn Custer-Mitchell – Present
- Jason Fry – Present
- Doug Konkle - Present
- Jim Reynolds - Present (virtually)
- Lynn Yohe - Present

Minutes:

Yohe presented the minutes from the November 12, 2025 meeting, which were sent prior.

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

Roll Call:

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

Invoices:

Yohe presented the quarterly invoice from Doug Lehman that had been sent prior to the meeting. Tenille Zartman recommended approval of the invoice.

John Burnsworth made a motion to approve the invoice as presented and was duly seconded by Custer-Mitchell. Motion passed unanimously.

Roll Call:

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

New Business:

- ***Farmland Lease & Agreement***

Zartman noted that this agreement is almost identical to the one presented to them last year, save for the acreage change to 73.36 acres for \$275/acre. Other changes were minor dates and clerical edits. It

Jim Reynolds made a motion to approve the farmland lease and agreement as presented, and it was duly seconded by Konkle. Motion passed unanimously.

Roll Call:

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

- ***Riverfront District Alcohol Permit Application***

Kyle and Aubrey Williams were in attendance regarding their permit application.

Zartman reminded the commissioners of the Riverfront District Permit process. The RDC can approve liquor permits for businesses within the district. She also noted that the permit follows their business. Doug Lehman added that this number does not affect the downtown area's quota, which limits how many alcohol permits can be in the area.

Kyle explained that their two storefronts on Canal and Miami will be turned into a social club to host various events, recreation, etc., that serves alcohol but is not a bar. It would allow for a more family-friendly atmosphere, especially for the 18+ crowd that often cannot get into downtown bars. The space will include dartboards, pool tables, golf simulators, etc.

The food and drink offerings will be more packaged and vendor-type items, canned beers and the like, rather than leaning into the bar aspects.

The space would be 18+ for general business hours, but children would be allowed inside for private parties. There are also opportunities to host family nights, allowing all ages into the business without a party reservation.

Yohe made a motion to approve the application as presented, and it was duly seconded by Custer-Mitchell. Motion passed unanimously.

Roll Call:

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

Old Business: None

Meeting Adjourned: Meeting adjourned at 4:18 p.m.