

City of Wabash Redevelopment Commission

Meeting Minutes

November 12, 2025 | 4:30 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; Marilyn Custer-Mitchell

Commission Members Present Virtually: Jim Reynolds

Commission Members Absent: Jason Fry

Staff Present: Tenille Zartman; Amber White; Doug Lehman

Guests Present: Mayor Scott Long; Jim Higgins; Melanie Penn

Meeting Called to Order:

Meeting called to order on November 12, 2025 at 4:31 p.m. by Lynn Yohe.

Yohe asked for a motion to add the IEDC Grant to the agenda right as the meeting was called to order.

Doug Konkle made a motion to approve the addition to the agenda. John Burnsworth seconded. Motion passed unanimously.

Roll Call:

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

Attendance:

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

Minutes:

Yohe presented the minutes from the October 7, 2025 meeting, which were sent prior.

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

Roll Call:

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

Invoices:

There were no invoices for RDC review and/or approval.

Tenille Zartman shared that Doug Lehman sent a summary of his billed hours to date for Q4, but it is not an official bill. It was for informational purposes only. The summary was circulated among the commissioners.

New Business:

- ***Resolution 2025-03 and Municipal Warranty Deed***

Zartman shared that this is for the 155-acre parcel in Wedcor that there is an option to purchase on with American Strategic Metals. This resolution is needed to close on the funds currently in title escrow.

Marilyn Custer-Mitchell did point out that on the signature line - Doug Konkle's name had an error. That will be edited before the official signing.

Custer-Mitchell made a motion to accept the resolution and municipal warranty deed as presented, and it was duly seconded by Reynolds. Motion passed unanimously.

Roll Call:

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

- ***Engagement Contract for 55 W. Water Street Wabash, IN***

Zartman informed the commissioners that this contract is Bob Lundquist's proposal for MLS and other online conditions, on a flat fee basis.

Melanie Penn asked if Lundquist won't get paid if no sale is made. Zartman and Custer-Mitchell both agreed that that was the way the agreement read to them.

Reynolds made a motion to accept the engagement contract as presented, and it was duly seconded by Custer-Mitchell. Motion passed unanimously.

Roll Call:

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

- ***2026 Spending Plan***

Jim Higgins presented details on the 2026 Spending Plan, a new state requirement as of last year. He mentioned that the spending plan is just a plan, not a budget. It can be amended at any time if any projects come forward. Reynolds asked whether the \$50,000 expenditure already in place for Wabash Marketplace should be added to the plan. Higgins agreed and Reynolds pointed out that it rolls over every year.

Konkle made a motion to approve the 2026 Spending Plan as amended, and it was duly seconded by Burnsworth. Motion passed unanimously.

Roll Call:

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

- ***2026 Meeting Dates***

Amber White addressed the 2026 meeting dates, explaining why 3 dates were changed from the normally scheduled "first Tuesday of the month" meeting days. New Year's impacted January's meeting date. SelectUSA will impact May's meeting date and Election Day will impact November's meeting date. All original meetings were proposed to move to the Tuesday of the following week. White asked Lehman if the September's meeting needed to be moved as well due to Labor Day.

He indicated that the original date is fine due to when Labor Day occurs next year.

Reynolds made a motion to approve the 2026 meeting dates as presented, and it was duly seconded by Konkle. Motion passed unanimously.

Roll Call:

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

- **IEDC Grant** – (Added to the agenda. Lilly Blight & Remediation Grant - \$3.1 million)

Zartman explained that this grant was awarded to the City of Wabash for the Fulton St. project and a group/body is needed to accept the grant. In a prior private meeting, Mayor Long, Doug Lehman and Jim Higgins concluded that the RDC would make the most sense to award to. There is no grant agreement to share currently, only a terms and conditions form. The State typically likes to award these grants to the developers directly, but that did not work out this time.

Reynolds asked Lehman if he was happy with the language of the paperwork and Lehman said yes. Lehman also addressed that when the grant money is distributed to the developer, it may be presented as a forgivable loan, but that's still being discussed. IEDC also approves that plan.

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

Roll Call:

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

Old Business: None

Meeting Adjourned: Meeting adjourned at 4:59 p.m.