

RDA Meeting

Tuesday, December 6, 2022

32 E Franklin St, Huntington, IN 46750

In Attendance: Jeff Turner, Andrew Briggs, Gene Donaghy, Bob Marshall

Staff in Attendance: Mike Galbraith, Anne Marie Murphy, Ryan Twiss

Call to order

Andrew Briggs asked for a motion to call to the meeting to order. **Bob Marshall made a motion. Gene Donaghy seconded, and the motion unanimously passed.** The meeting was called to order at 2:05 pm.

Approval of Minutes

Meeting minutes from the November 29 meeting were presented for review. Andrew Briggs asked for a motion to approve the meeting minutes. **Gene Donaghy made a motion. Bob Marshall seconded, and the motion passed unanimously.**

Financials

Erin Whittle provided an update on financials and presented the monthly financial statements to the RDA. Andrew Briggs asked for a motion to accept the financials. **Gene Donaghy made a motion to accept the financials, Bob Marshall seconded, and the motion passed unanimously.**

Claims

Erin Whittle presented two claim requests. The first was for disbursement of READI funds to Fort Wayne Allen County Airport Authority for expenses incurred on the Fort Wayne Airport Gateway West Project. The second claim was for reimbursement to Carson LLP for legal services. Andrew Briggs asked for a motion to approve the claims. **Gene Donaghy made a motion to approve the claims, Jeff Turner seconded, and the motion passed unanimously.**

READI Projects—Pending

Southern Wells Junior Senior High – Southern Wells Community Schools Preschool

Kim Connor, Principal of Southern Wells Junior Senior High School presented the project to open a preschool in the high school in the Fall of 2023. The project will remodel a current room in the family and consumer science area to comply with state Paths to Quality requirements, creating a new preschool in a current childcare desert. The total value of the project is estimated at \$237,600 and Southern Wells requested \$59,400 from the RDA's READI funds. **James Khan made a motion to approve the project as presented, Andrew Briggs seconded, and the motion was unanimously approved.**

Town of Churubusco – Churubusco Community Center

Madalyne Sade-Bartle presented the Churubusco Community Center project, which will repurpose a former PNC Bank building in downtown Churubusco as an expanded public library and community gathering center. The center will include classrooms for adult education and programming for at-risk-youth. The total value of the project is estimated at \$3,000,000 and the Town of Churubusco requested \$500,000 from the RDA's READI funds. **Bob Marshall made a motion to approve the project as presented, Andrew Briggs seconded, and the motion was unanimously approved.**

Rebar Development – Gatke Warehouse & Lofts

Shelby Bowen of Rebar Development presented the project which will redevelop more than 26,000 square feet of existing warehouse space into modern mixed-use office and commercial space. The project also includes new

construction of a 70-unit apartment building. The total value of the project is estimated at \$19,531,995 and Rebar Development requested \$1,578,650 from the RDA's READI funds. **Gene Donaghy made a motion to take the project under advisement, Andrew Briggs seconded, and the motion was unanimously approved.**

Town of Ossian – Ossian Housing Development

Chad Kline of Wells County Economic Development presented, on behalf of the Town of Ossian, the workforce attainable housing project that will result in 113 single family detached homes and 48 single family villa homes. The total value of the project is estimated at \$17,662,396 and the Town of Ossian requested \$3,000,000 from the RDA's READI funds. **Bob Marshall made a motion to approve the project as presented, Andrew Briggs seconded, and the motion was unanimously approved.**

AP Development LLC – Little River Lofts

Mayor Richard Strick of the City of Huntington presented the mixed-use project that will renovate nearly 50,000 square feet of office, commercial and rental housing space in two proximate blocks in downtown Huntington. The project is part of the City's comprehensive plan and will create a western anchor to complement the UB Block, which was financially supported by the RDA through the Regional Cities Initiative. The total value of the project is estimated at \$11,493,572 and AP Development LLC requested \$2,700,000 from the RDA's READI funds. **Gene Donaghy made a motion to approve the project as presented, Bob Marshall seconded, and the motion was unanimously approved.**

Adjournment

With no other new business Jeff Turner adjourned the meeting. The meeting was adjourned at 4:20 pm.

Executive Session

Following the regular meeting, Jeff Turner called an executive session to order in accordance with I.C. 5-14-1.5-6.1 (b)(4).

Call to Order

Following the conclusion of executive session, Jeff Turner asked for a motion to call the regular meeting back to order. **Bob Marshall made the motion, Gene Donaghy seconded, and the motion passed unanimously.** The meeting was called to order at 5:05 pm.

Gatke

Eric Shields of Cardinal Strategies LLC and Shelby Bowen of Rebar Development requested that the board direct the Indiana Economic Development Corporation (IEDC) to issue \$1,250,000 in additional Redevelopment Tax Credits to support the Gatke Lofts Project mixed use development in Warsaw. Jeff Turner asked for a motion to direct the IEDC to issued \$1,250,000 in additional Redevelopment Tax Credits to the Gatke Project. **Gene Donaghy made a motion to approve the project as presented, Bob Marshall seconded, and the motion was unanimously approved.**

Adjournment

With no other new business Jeff Turner adjourned the meeting. The meeting was adjourned at 5:15 pm.