

MEETING MINUTES

May 13th, 2025



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

Staff in Attendance: Michael Galbraith, Jacob Ihrle, Andy Boxberger, Erin Whittle (Virtual)

Others in attendance: Mayor Mike Hartman, Josh Barkely, Anton King, Jenna Anderson, Sheri Johnston, Jim Whamsley, and Patrick Brown

Meeting Location: 215 S Broadway Street, Butler, Indiana 46721

Call to Order

James Khan called the meeting to order at 3:06 pm. James began with a general update to the presenters that the state of the READI 2.0 program is in flux and uncertain at this time. Every decision made by the board will be subject to the program continuing as planned.

Approval of Minutes

James Khan requested a motion to approve the previous meeting minutes. **Jeff Turner made the motion to approve the minutes as submitted. Bob Marshall seconded. The motion passed unanimously.**

Other Business

Claims

Erin Whittle presented the claims for the month of April. **Jeff Turner made the motion to approve the claims as submitted. Andrew Briggs seconded the motion. The motion passed unanimously.**

Financial Report

Erin Whittle presented the financial reports for the month of April. James Khan requested a motion to approve the financial reports. **Bob Marshall made the motion to approve the reports as submitted. Gene Donaghy seconded the motion. The motion passed unanimously.**

SDC

Jacob Ihrle presented five payment approvals for SDC sponsored projects. Those disbursements were as follows; \$31,666.66 for Club720 for their work for the Northeast Indiana Regional Housing Strategy, \$37,000 for the Allen County Music Economy Study through Visit Fort Wayne, J. Kruze Education Center for \$175,000, \$443,500 for the Huntington University Creative Talent Pipeline, and a \$12,500 payment from the SDC to the RDA for fiscal management. **Bob Marshall made the motion to approve the disbursements. Gene seconded the motion. Andrew Briggs abstained due to his position on the Strategic Development Commission.**

READI 1.0

Jacob Ihrie presented 4 pre-approvals for READI 1.0 projects Decatur Downtown project for Disbursement 2 and 3 for \$150,405 and \$77,850.50, Ossian Disbursement 11 for \$103,510.74, Ossian Disbursement 10 for \$114,109.15 and Cameron Innovation Center for \$799,387.55. **James Khan requested a motion to approve the disbursements. Andrew Briggs made the motion. Bob Marshall seconded that motion. The motion passed unanimously.**

Jacob Ihrie then presented two disbursement approvals, for Village Premier Phase II for the total \$1,000,000 closing out the project. **James Khan requested a motion to approve the disbursements. Jeff Turner made the motion. Andrew Briggs seconded that motion. The motion passed unanimously.**

Jacob Ihrie presented that with pending disbursements, the Region is a 65% disbursed, which satisfies the requirement for the READI 2.0 grant agreement.

READI 1.0 Award Augmentation

Staff presented that The Churubusco Civic Center had not been on schedule and has fallen to the point of no longer being viable. Staff has prepared a termination agreement to be approved by the RDA to send to the project making such augmentation official. **James Khan requested a motion to approve the agreement. Jeff Turner made the motion. Gene Donaghy seconded that motion. The motion passed unanimously.**

READI 2.0

Staff had no updates of substance for the program outside of the previous update from James Khan.

Program Presentations

Bohn/Citation Foundry

The project worked with staff to establish a deadline to meet the requirements for to be able to be finalized. **James Khan requested a motion. Bob Marshall made the motion to approve the approval of the \$2,366,529 contingent on the procurement of a final developer in accordance with the presented schedule. Gene Donaghy Seconded the motion. The motion passed unanimously.**

Lagrange Surgery Center

Sheri Johnston and Jenna Anderson presented the project to the RDA. The project is a unique opportunity to repurpose a defunct surgery center into a childcare facility with community space to house the chamber of commerce, the local economic developer's office, and a community space. Members of their board were present to speak in favor, and State Senator Sue Glick doing the same. **After Deliberation, James Khan requested a motion. Bob Marshall made the motion to approve a grant in the amount of \$921,664 to the Lagrange Surgery Center. James Khan seconded that motion. The motion passed unanimously.**

The Fairview Project

Jim Whamsley presented the Fairview project to the board. The project would allow the Impact institute to double their welding program to accept more students and fill the need in the workforce. The location of the project is in the abandoned storefronts adjacent to their current building. **After Deliberation, James Khan requested a motion. made the motion to approve a grant in the amount of \$765,000 to the Fairview Project. James Khan seconded that motion. The motion passed unanimously.**

Kendallville Restorations

Matt Marshall, Suzanne Handshoe, and Mayor Lance Waters presented KRI's work as a candidate to receive the READI 1.0 funding that would be freed up. KRI works to fix a specific geographic location blighted property in Kendallville. Suzanne Handshoe and Lance Waters, the former mayor and current mayor of Kendallville shared their experience working with the projects. **After Deliberation, James Khan requested a motion. Jeff Turner made the motion to approve a grant in the amount of \$500,000 to KRI under the conditions that the termination agreement is finalized and an IEDC agreement. Gene Donaghy seconded that motion. Bob Marshall abstained. The motion passed 4-0.**

St. Joe Nursing Dorm

Pat Brown presented his request for funding to finalize his renovation of the St. Joe Nursing Dorm to a mixed-use development. **After Deliberation, James Khan requested a motion. Bob Marshall made the motion to approve a grant in the amount of \$361,095 to the project. Gene Donaghy seconded that motion. The motion passed unanimously.**

Adjournment

With no other new business, **James Kahn adjourned the meeting at 5:30 p.m.**