

MEETING MINUTES

August 11th, 2026



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

Staff in Attendance: Michael Galbraith, Erin Whittle, Jacob Ihrie, Andy Boxberger, Davis Macke

Meeting Location: 200 East Main Street, Suite 910, Fort Wayne, IN 46802

Call to Order

Bob Marshall called the meeting to order at 2:00 p.m.

Approval of Minutes

Minutes from the July meeting were presented to the Board. **Jeff Turner made the motion to approve the minutes. Andrew Briggs seconded. The motion passed unanimously.**

Other Business — Claims

Staff presented the claims to the board. **Gene Donaghy made the motion to accept the claims. Andrew Briggs seconded the motion. The motion passed unanimously.**

Other Business — Financial Report

Staff presented the board with the monthly financial report. **Jeff Turner made the motion to accept the financial report. Andrew Briggs seconded. The motion passed unanimously.**

Other Business — RRTC and STOI Proposal

Jacob Ihrie presented a draft of guidelines for the RDA to use when processing RRTC and STOI requests. **Andrew Briggs made the motion to approve the guidelines. Gene Donaghy seconded. The motion passed unanimously.**

SDC — Disbursement Approvals and Pre-approvals

There are no SDC disbursement approvals or pre-approvals this month.

READI Program — Program Update

Jacob Ihrie provided the READI program update. Pending reimbursements, the RDA has disbursed 97.5% of the READI program funds. Staff informed the board of a decision to re-obligate the Cameron Health project's remaining funds of \$424.77 to the Kendallville Restorations project. **Andrew Briggs made the motion to ratify staff's decision. Jeff Turner seconded. The motion passed unanimously.**

READI Program — Program Re-obligation — Avilla Housing Project

Staff presented a proposal to re-obligate the Avilla Housing project's remaining funds of \$88,836.81 to the Fairview Impact project. **Andrew Briggs made the motion to re-obligate the funds. Jeff Turner seconded. The motion passed unanimously.**

READI Program — Disbursement Approvals and Pre-approvals

Jacob Ihrie brought forth three READI 1.0 disbursements for approval:

- \$3,215.75 for the Legacy Heights project, disbursement 12
- \$4,263,964.68 for the Riverfront Phase II project, disbursement 2
- \$685,148.35 for the Riverfront Phase II project, disbursement 3

Jacob Ihrie brought forth one READI 1.0 disbursements for pre-approval:

- \$500,000 for the Kendallville Restorations project, disbursement 1

Gene Donaghy made the motion to approve the disbursement approvals and pre-approvals. Andrew Briggs seconded. The motion passed unanimously.

READI 2.0 — Program Updates and Project Presentations

Jacob Ihrie provided a brief program update. There are no project presentations. Andy Boxberger presented an update on the LIHTC deal in Bluffton.

READI 2.0 — Subgrant Agreements; Turtle Meadows

Staff presented a subgrant agreement for the Turtle Meadows project. **Jeff Turner motioned to approve the subgrant agreement. Andrew Briggs seconded. The motion passed unanimously.**

READI 2.0 — Disbursement Approvals and Pre-approvals

Jacob Ihrie brought forth three READI 2.0 disbursements for pre-approval:

- \$739,504.07 for the Turtle Meadows project, disbursement 1 (awaiting signed grant agreement)
- \$1,223,043.45 for The Auburn, disbursement 1 (pending IEDC approval)
- \$862,849.11 for The Landing Exchange, disbursement 1 (pending IEDC approval)

Jeff turner motioned to approve the disbursement pre-approvals. Gene Donaghy seconded. The motion passed unanimously.

Adjournment

With no other new business, **Gene Donaghy made a motion to adjourn the meeting. Jeff Turner seconded. The motion passed unanimously, adjourning the meeting.**