

# Jay County Redevelopment Commission

## Minutes

March 11, 2024

Meeting was called to order by President Carl Walker at 5 PM. Members present were Carl Walker, Brian McGalliard and Faron Parr. Also present were Auditor Emily Franks, board attorney Wes Schemanaur, Commissioners Chad Aker and Rex Journey and Ed Curtin representing CWC Latitudes LLC.

Minutes of the November 13, 2023 were approved on a motion by Faren Parr and seconded by Brian McGalliard.

Elections were held for 2024 commission officers with Carl Walker elected President; Brian McGalliard, Vice President and Chuck Huffman, Secretary.

Emily Franks reported that the fund balance in the Redevelopment commission account as of 3/11/2024 was \$851,189.83. Property tax revenue from the POET TIF was projected to be \$573,448.82 for calendar year 2024.

Ed Curtin, CWC Latitudes LLC presented information regarding the establishment and development of a plan for a redevelopment project. Following a discussion of the process for establishment, Brian McGalliard moved to add additional projects to the Capitol Improvement Plan. The additional projects included: reconstruction of county road 200 S from US 27 west to S.R. 67, improvements to county road 125 S to provide better access of truck traffic to POET and pay off bonds for the sewer extension project for Dunkirk. Faron Parr seconded the motion and the motion was passed.

Emily Franks presented a contract renewal from Baker Tilley to retain their services for the Redevelopment Commission. Following a review of the scope of services to be provided, Faron Parr moved to approve the contract. Brian McGalliard seconded the motion and the motion was passed.

There were no comments offered from the public during comment period.

Faron Parr moved to adjourn, Brian McGalliard seconded the motion. Motion passed and meeting was adjourned.

# Jay County Redevelopment Commission

## Minutes of Meeting held on April 24, 2024

The Jay County Redevelopment Commission meeting was called to order by Vice President Faron Parr in the unavoidable absence of President Carl Walker. Other commissioners attending, in addition to Mr. Parr were Brian McGalliard, Ted Champ and Chuck Huffman. Also attending was board attorney Wes Schemenaur and Auditor Emily Franks.

Minutes of the March 11, 2024 meeting were approved as presented upon a motion from Brian McGalliard and a second from Ted Champ.

There was no Old Business to discuss.

Under New Business, Ed Curtin of CWC Latitudes LLC was called on to make a presentation. He discussed the "Resolution of the Jay County Redevelopment Commission Amending the Declaratory Resolution for the Jay County Economic Development Area, Designating an Allocation Area and Matters Related Thereto" which attorney Schemenaur had previously distributed. This resolution included an Exhibit A, setting forth the List of Projects that the commission might consider for funding. Chuck Huffman, who was not present at the previous meeting, suggested adding to the list the potential of funding of an Early Learning Project in the county. After a brief discussion, Huffman made a motion to approve the Resolution with the addition of such an item on the List of Projects in Exhibit A. Motion was seconded by Brian McGalliard seconded the motion. Motion carried.

Mr. Curtin then discussed the need to, and timetable for passing a required statement regarding any possible Excess Assessed Value that should be attributable to overlapping taxing units. He indicated a statement of such will need to be passed by the board before June 15, 2024. He further indicated Jason Semler of Baker Tilley will be in attendance at our May meeting to discuss this and the board will act on it at that time.

Wes Schemenaur made a brief comment about the potential of adding new TIF districts to the Redevelopment Commission related to future solar farm projects. More to be discussed on that at future meetings.

The next meeting was set for Wednesday, May 22, 2024 at 5:00 PM in the court house auditorium.

With no further business, the board adjourned upon a motion from Ted Champ and a second from Brian McGalliard.

Carl Walker  
Chuck Huffman  
Brian McGalliard  
Ted Champ  
Faron Parr  
Wes Schemenaur  
Shannon Carver

## Jay County Redevelopment Commission

### Minutes of Meeting held on May 22, 2024

The Jay County Redevelopment Commission meeting was called to order by President Carl Walker. Other Commissioners attending in addition to Mr. Walker were Faron Parr, Brian McGalliard, Ted Champ, Chuck Huffman and Shannon Current (non-voting). Also attending was board attorney Wes Schemenaur, Amy Davis representing Auditor Emily Franks, Ed Curtain of CWC Latitudes LLC and Jason Semler of bakertilly Municipal Advisors.

Minutes of the April 24, 2024 meeting were approved as presented upon a motion from Ted Champ and a second from Faron Parr.

One claim was presented for approval. It was an invoice from CWC Latitudes LLC in the amount of \$4,937.50 for work done on the Economic Development Plan. A motion for payment was made by Brian McGalliard and seconded by Ted Champ. Motion carried unanimously.

Under Old Business, the commissioners reviewed an updated draft of the Economic Development Plan reviewed at the previous meeting. Ed Curtain presented the plan noting three changes from the last meeting. 1). Addition of definitions of *Allocation Area* and *Economic Development Area* to differentiate between the two, 2). Changing the titling of the Allocation Area to *Premier Allocation Area* throughout the document, for consistency and 3). Adding item (i) to Section V(8) which specifically listed educational and training programs as potential projects. Brian McGalliard made a motion to adopt the plan with the exception of removing this part V(8)(i). A discussion ensued with Mr. Curtain on this point to which he explained these types of investments would be permissible under I.C. 36-7-25-7 without being in the document. After this discussion the motion was seconded by Faron. The Plan was adopted subject to the removal of Item V(8)(i) with Carl Walker dissenting.

Jason Semler of bakertilly presented a draft of the Resolution to Retain Net Assessed Valuation for Premier Economic Development Allocation Area. He presented several numbers showing the past and current tax revenues to support the passage of the Resolution. After some discussion Brian McGalliard made a motion to adopt the Resolution which was seconded by Ted Champ. Motion carried unanimously.

Attorney Wes Schemenaur updated the Board on the idea, discussed at the previous meeting, of adding new TIF districts to the Redevelopment Commission relative to planned solar farms. He indicated one such development might begin construction towards the end of this year so, in order to create the corresponding TIF district, we will need to be looking at this soon. One thought mentioned was to name the three western tier townships, Penn, Knox and Richland, as

*Carl Walker*

the Economic Development Area. He will develop addition information for the commission to be presented at an upcoming meeting.

There were no comments from the audience.

With no further business, Faron Parr made a motion to adjourn, seconded by Ted Champ. Motion carried unanimously.

Cal Walker  
Chuck Duggan  
Phil M. Bair  
Ted Champ  
John Parr

## **Jay County Redevelopment Commission**

### **Minutes of Meeting held on July 25, 2024**

The Jay County Redevelopment Commission meeting was called to order at 5:00 pm by President Carl Walker. Other Commissioners attending in addition to Mr. Walker were Faron Parr, Brian McGalliard, Ted Champ and Chuck Huffman. Also attending was board attorney Wes Schemenaur, Jay County Auditor Emily Franks, Ed Curtain of CWC Latitudes LLC, Cecil Penland of Rundell Ernstberger Associates (REA) and Nate Kimball of ECI Regional Planning District.

Minutes of the May 22, 2024 meeting were approved as presented upon a motion from Faron Parr and a second from Ted Champ.

One claim was presented for approval. It was an invoice from CWC Latitudes LLC in the amount of \$7,667.90 for work done on the Economic Development Plan. A motion for payment was made by Faron Parr and seconded by Ted Champ. Motion carried unanimously.

Under Old Business, the commissioners rescheduled a Public Hearing to seek any input on the proposed Economic Development Plan. All necessary parties agreed to advertise for and hold the meeting on Wednesday, August 28 at 5:00 pm in the auditorium of the courthouse, satisfying the 10-day notice requirement for such meetings.

Under New Business, the commissioners heard a presentation from Nate Kimball reviewing past studies and surveys indicating an ongoing need in Jay County for new housing. These reports included the 2010 Jay County 20/20 Vision, a 2019 Jay County Economic Development Plan, Jay County Strategic Investment Plan (HELP), 2019 Housing Task Force of Jay County and a 2020 National Land Advisory Group survey.

Following this, Cecil Penland presented a three-part REA study advocating the need for new housing in Jay County. The study included cost estimates of the infrastructure development of the entire parcel totaling \$25,525,285 in current dollars. It was emphasized that the plan is structured in phases and could be completed over a period of time, in stages.

The commission then embarked on a lengthy discussion about the opportunity of the county to apply for a state READI 2.0 one-for-one matching grant for costs of planning and installation of infrastructure on a 68-acre parcel of land on the near west side of Portland, on highway 67. It was noted said property is within the city limits of Portland and in their TIF district.

The discussion validated a need for housing in Jay County and support for the particular plan proposed. There were differing opinions on who should bear the costs of the project and to what degree. Specifically, there were commissioners who felt the city should pay a significant amount of the cost since they would realize a significant amount of the benefit from the project. Disappointment was expressed that the city has not yet made a financial commitment towards

this project. A meeting is currently scheduled with the Portland Redevelopment Commission, since the proposed development would be in their TIF district but it has not yet occurred. It is the intent of the Jay County Commissioners to also approach Portland's City Council and city housing task force.

The deadline for submitting the READI 2.0 grant proposal is August 2 which is before the Portland Redevelopment Commission will meet again and be able to express any interest in the offering funding for the project. The commission members expressed frustration that they were being put in a position to decide its potential funding without any knowledge of the degree of funding coming from the city, if any. Any delay would mean Jay County would not be able to attract funding from READI 2.0 beyond a match for the cost of the land. With not specific amount being requested for the project, the commission members coalesced around considering a \$1.5 million pledge which would add to the leverage provided by the grant.

After a thorough discussion of the issues at hand, a motion was made by Faron Parr to pledge up to \$1.5 million as a match, subject to receiving the READI 2.0 grant funding. The motion was seconded by Brian McGalliard. Motion was carried on a split vote with commissioners Parr, Champ and McGalliard voting in the affirmative and Huffman and Walker dissenting.

There were no comments from the audience.

With no further business, Brian McGalliard made a motion to adjourn, seconded by Faron Parr. Motion carried unanimously.

Carl Walker  
Chuck Huffman  
Faron Parr  
Zachary

## Jay County Redevelopment Commission

### Minutes of Meeting held on August 28, 2024

The Jay County Redevelopment Commission meeting was called to order at 5:00 pm by President Carl Walker in the Auditorium of the Jay County Courthouse. Other Commissioners attending in addition to Mr. Walker were Faron Parr, Brian McGalliard, Ted Champ and Chuck Huffman. Also attending was board attorney Wes Schemenaur, Jay County Auditor Emily Franks and Ed Curtain of CWC Latitudes LLC.

After opening the meeting and in keeping with its main purpose, Mr. Walker opened a Public Hearing to welcome comments from the public regarding the Resolution #05 covering the amendment of the Economic Development Plan for the TIF area. With no comments made from the public the Public Meeting portion was closed.

Faron Parr then made a motion to adopt the update to the plan just presented. Brian McGalliard seconded the motion and the motion carried unanimously.

One claim was presented for approval. It was an invoice from bakertilly in the amount of \$4,260 for TIF estimates and preparation of the TIP report presented at the May 22, 2024 meeting. A motion for payment was made by Chuck Huffman and seconded by Brian McGalliard. Motion carried unanimously.

With no further business, Faron Parr made a motion to adjourn, seconded by Brian McGalliard. Motion carried unanimously.

Carl Walker  
Chuck Huffman  
Faron Parr  
Brian McGalliard  
Ted Champ

# **Jay County Redevelopment Commission**

**Minutes of Meeting held on  
November 20, 2024**

The Jay County Redevelopment Commission meeting was called to order at 5:00 pm by President Carl Walker. in the Auditorium of the Jay County Courthouse. Other JRC Commissioners attending in addition to Mr. Walker were Faron Parr, Brian McGalliard, Ted Champ and Chuck Huffman. Also attending was board attorney Wes Schemenaur, Jay County Auditor Emily Franks, Ed Curtain of CWC Latitudes LLC, Cecil Penland and Patrick Dierkes of Rundell Ernstberger Associates (REA) and Nate Kimball of ECI Regional Planning District.

Minutes of the July 25, 2024 meeting were approved as presented upon a motion from Brian McGalliard and a second from Faron Parr.

Minutes of the August 28, 2024 meeting were approved as presented upon a motion from Brian McGalliard and a second from Faron Parr.

Three claims were presented for approval as follows:

- 1) Barnes & Thornburg for \$7,255, Motion to approve made by Chuck Huffman and seconded by Brian McGalliard. Motion carried.
- 2) Baker Tilly for \$1,720, Motion to approve made by Brian McGalliard and seconded by Chuck Huffman. Motion carried.
- 3) CNA (bond premium) for 367.50, Motion to approve made by Brian McGalliard and seconded by Chuck Huffman. Motion carried.

Under Old Business, an update was given on activities regarding the READI 2.0 grant which was announced as being awarded in the amount of \$1.2 million but not yet verified. Wes will give some additional information on this later in the meeting. Presentation updates were given by REA and ECI Regional Planning District representatives regarding an adjustment to the plan to be implemented now given that a lower award was announced for the project than was hoped. At this point the project scope is being reduced to Phase 1A which involves the laying of utility lines; water, sanitary and storm sewers in phase 1, phase 2 and phase 3 of the overall project. Projected costs have been reduced from \$4,545,240 to \$3,607,755.

Responding to a question from councilperson Cindy Bracy, from the audience, Attorney Schemenaur confirmed that, at this moment the READI 2.0 grant has not officially been awarded to Jay County but there is a strong expectation that it soon will be. Another questioner from the audience asked if any developer had shown interest in the project yet. The response was that one had.

Under new Business, Ed Curtain reviewed the proposed draft of the Commission's Annual Spending Plan. This form is being required by the state for the first time this year and is expected to be very flexible in our ability to amend it from time to time to change amounts.



After a discussion regarding the possibility that we would have more funds to oversee in 2025 and 2026 from the County, to be discussed later in the evening in a joint session with the Jay County Commissioners and county council, it was decided to adjust the presented number as per Item C (Capital Expenditures Contemplated) from \$2,000,000 to \$5,000,000 and an equal change in the total (of A-I) from \$6,550,000 to 9,550,000. A motion was made by Brian McGalliard to approve the Spending Plan subject to the noted changes. This motion was seconded by Faron Parr and carried, with Carl Walker dissenting.

A discussion began regarding the thought of establishing new TIF areas in the county, to be around each of three prospective solar farms. A discussion ensued with both Carl Walker and Chuck Huffman noting their hesitation to do this. At this point the discussion was cut short by the need to have the County Commissioners and Council open their meeting at the appointed time of 6:00. This discussion will be picked up at a later meeting. At this point (6:00 pm), a motion was made by Brian McGalliard and seconded by Faron Ted Champ to suspend the Redevelopment Commission meeting so that the County Commissioner/Council meeting could be opened and conducted.

At approximately 8:00 pm the County Commissioner/Council meeting was suspended allowing the Redevelopment Committee's meeting to re-open. The board discussed the request given to us from the County Commissioners and County Council to accept receipt of approximately \$1.24 million from their American Rescue Plan (ARP) funds to hold into next year and possibly into 2026 to use it toward implementation of the 68-acre housing development, per its modification outlined earlier by REA. Each JRC commissioner expressed their individual thoughts on doing this. After discussion a motion was made by Chuck Huffman and seconded by Brian McGalliard to accept said funds into our accounts for the express use towards the development of the 68-acre development as directed by the county governing bodies. Motion was passed with Ted Champ and Carl Walker dissenting.

With no further business, Faron Parr made a motion to adjourn, seconded by Brian McGalliard. Motion carried unanimously.

Carl Walker, Pres  
Faron Parr  
Chuck Huffman  
Doug Brown

# **Jay County Redevelopment Commission**

**Minutes of Meeting held on  
February 5, 2025**

The Jay County Redevelopment Commission meeting was called to order at 5:00 pm by President Carl Walker in the Auditorium of the Jay County Courthouse. Other JRC Commissioners attending in addition to Mr. Walker were new members Harold Towell and Doug Horn as well as returning members Chuck Huffman and Ted Champ. Also attending was board attorney Wes Schemenaur, Jay County Auditor Emily Franks, Ed Curtain of CWC Latitudes LLC.

Minutes of the November 20, 2024 meeting were approved as presented upon a motion from Doug Horn and a second from Harold Towell.

Election of officers was held:

Upon a motion by Doug Horn and a 2<sup>nd</sup> from Chuck Huffman, Carl Walker was reelected to the position of president of the commission. Carl then explained that the state had enacted a new rule that the president and vice president of all redevelopment commissions had to have been appointed to the board by opposite appointing authorities (county Commissioners and Council). Upon a motion from Doug Horn followed by a 2<sup>nd</sup> from Harold Towell, Chuck Huffman was elected as vice president.

Upon a motion from Doug Horn, followed by a 2<sup>nd</sup> from Harold Towell, Ted Champ was elected Secretary.

The following claim was presented for approval as follows:

CWC Latitudes for \$19,230.40 for work done over most of the last half of 2024.

Upon a motion from Chuck Huffman and a 2<sup>nd</sup> from Harold Towell the claim was approved for payment.

Carl Walker inquired of Auditor Emily Franks what the commission's balance is and she reported that, as of January 31, 2025, the balance was \$1,398,430.96.

Under Old Business, Ed Curtain gave us an update on the status of the READI 2.0 grant from the state of Indiana. He reported that no official award notice has yet been received on this grant but that conversations with READI representatives have occurred and they are asking for some information that we are in the process of providing. We are not sure when an official notice will be given. We are expecting the notice to inform us of a \$1,200,000 grant amount. The board inquired as to the actual request to READI for the grant and Ed said the request was for roughly \$4.5 million and verified the county was seeking a 1 for 1 match on local funds. Ed reminded the commission that construction on the infrastructure project we are charged with overseeing is to be completed no later than 12/31/2026 in order to be in compliance with ARPA requirements. We believe our engineers will be able to have construction plans completed over the summer so that we can bid the project out for construction by early fall. Construction is anticipated to take 6-8 months. Ed also informed the board that he was working on arranging a joint meeting with

representatives of the JRC, county commissioners and council, City of Portland and the Portland Redevelopment Commission hopefully to be held soon. Both Chuck Huffman and Carl Walker volunteered to represent the JRC at such meeting.

With no further business, Doug Horn made a motion to adjourn, seconded by Chuck Huffman. Motion carried unanimously.

Carl Walker  
Doug Horn  
Harold Ford  
Richard Huffman

# **Jay County Redevelopment Commission**

**Minutes of Meeting held on  
March 26, 2025**

The Jay County Redevelopment Commission meeting was called to order at 5:00 pm by President Carl Walker in the Auditorium of the Jay County Courthouse. Other JRC Commissioners attending in addition to Mr. Walker were Harold Towell, Doug Horn and Chuck Huffman. Also attending was Jay County Auditor Emily Franks, Ed Curtain of CWC Latitudes LLC.

Minutes of the February 5, 2025 meeting were approved unanimously as presented upon a motion from Doug Horn and a second from Harold Towell.

There were no invoices or claims to approve.

The Auditor provided a report showing the commission's current assets which consists of cash totaling \$1,379,200.36, as of this date.

Under Old Business, Jay County Commissioner Chad Aker updated the JRC on the status of the state's READI 2.0 funds. He has spoken to the head of our region's advisory/selection committee about when funding awards will be officially announced. He explained our need to know given the project we are trying to implement for the 68-acre housing development and our inability to move forward on contracts without an announcement. His reply to Chad was that they thought they were close to making an announcement but could not give a date. He further indicated no such announcements have been made in our region and possibly throughout the state. Chad noted the original time frame for the announcement was to have been around October 2024.

Carl Walker noted for the commission members that a discrepancy had arisen between the amount of the housing development infrastructure project costs as noted between the Interlocal Agreement with the county and a report recently given to the JRC members. The corrected number was given at the meeting as \$3,607,755.

Under New Business, the commission reviewed the construction schedule for the 68-acre project as developed by Rundell, Ernsberger (RES) and it was noted we are already a month behind in getting started because of the lack of knowledge about the funding of the READI monies. The first step needed is to engage RES to prepare the construction documents. This led to a discussion of the use of the ARPPA funds and the commission was told by ED Curtain that these funds could be used to pay for these plans. We will wait a bit longer to see what funds READI brings about but the consensus was that we could not wait much longer without the risk of causing a timetable problem that could cause the project not to meet the ARPPA deadlines. Part of this discussion was the group's awareness and agreement that all project funds should be first paid from ARPPA monies before any others. Chuck asked who takes over the project after the APPRA funds have been exhausted, ending the JRC's commitment to the county on this project. No answer could be given to the commission. Chuck stated he felt the project should

move back to the county at that that point because the JRC did not agree to take the project any further.

A discussion was held regarding the question of approving the creation of 4 new TIF districts, one each around 4 potential solar projects. The commission asked Ed Curtain to contact Jason Semler of Baker Tilly to quote the cost of an illustration that would give us an idea of how significant the monies raised by these new districts would be, given the properties in the prospective solar farms were already being abated, one with a super abatement. Ed will bring this cost back to the group at its next meeting.

Ed brought up the need for the commission to review the annual report prepared by Auditor Franks regarding the status of the JRC, giving fund balances, project status and naming its members. Ed indicated the County Council would need to approve this report, not the JRC. The JRC did review it and found no issues with it.

The commission members talked about and agreed that, for the time being, we should start meeting more frequently so that we can address some of the issues before us in a timely manner, to keep them moving along. A date for the next meeting will be sought for the week after next.

Carl inquired of Ed and Chad what the outcome expectations are for a joint meeting currently being scheduled for members of the county council, commissioners, JRC, City of Portland and Portland Redevelopment Commission and a few others to discuss the city's expected participation in the 68-acre housing project. Once again, we were told the project originators do not know what to ask of the two city entities. They were told to emphasize how much better this project could be with their involvement and to not be shy about asking for a significant amount for their financial involvement.

With no further business, Harold made a motion to adjourn, seconded by Doug. Motion carried unanimously.

Carl Walker  
Doug  
Harold Towel  
Richard Huffman

## **Jay County Redevelopment Commission**

**Minutes of Meeting held on  
April, 16, 2025**

The Jay County Redevelopment Commission meeting was called to order at 5:00 pm by President Carl Walker in the Auditorium of the Jay County Courthouse. Other JRC Commissioners attending in addition to Mr. Walker were Harold Towell, Doug Horn, Chuck Huffman and Shannon Current (non-voting). Also attending was Jay County Auditor Emily Franks, Attorney Wes Schemenaur and Ed Curtain of CWC Latitudes LLC.

Minutes of the March 26, 2025 meeting were approved unanimously as presented upon a motion from Doug Horn and a second from Harold Towell.

The board reviewed an invoice submitted by CWC Latitudes, LLC submitted for expenses involved in their service to the JRC for the months of February and March consisting of charges for meeting attendance and correspondence, and mileage totaling \$ 4,571.10. After getting clarification from Ed Curtain that the two entries noted as milage for February were really for February and March, Chuck made a motion to approve payment of the invoice and Doug seconded the motion. Motion carried unanimously .

The Auditor provided a report showing the commission's current assets which consists of cash totaling \$1,379,200.36, as of this date.

Under Old Business, Jay County Commissioner Chad Aker updated the JRC on the status of the state's READI 2.0 grant fund's anticipated announcement which was to say there was no additional information.

Carl Walker updated the board on the matters discussed at an April 8 joint meeting between several entities regarding any future potential involvement by the city of Portland and/or its redevelopment commission on the 68-acre housing project. He indicated that Commissioner Chad Aker and county councilman Bryan Alexander indicated the county would vote to move forward with a contract with Rundell, Ernstberger and Assoc. to initiate and complete surveying work at the site with the county paying the cost. This will keep the project moving for another 6-8 weeks. Also, Carl indicated the Portland Redevelopment Commission would be discussing the project at their next regularly scheduled meeting on April 25 as to how they might participate in the project. Carl expressed hope the city of Portland would also discuss interest in participating with the project by committing funds.

Under New Business, Ed Curtain, indicated the County Commissioners did, in fact agree to take over the cost of the surveying work on the 68-acre housing project as discussed at the April 8 meeting and the necessary paperwork had been signed to allow them to move forward.

In a discussion about the possibility of forming three new TIF districts to cover four solar farm projects, a proposal from Jason Semler of Bakertilly to estimate potential revenues from those projects to a TIF district as well as its effect on other taxing units in the county was discussed.

Shannon Current, spoke to the concern the school corporation had with forming the TIF districts since the corporation was already at risk of losing a considerable amount of funding from the legislature, especially beginning in 2028 from changes to the Local Income Tax structure. This would likely cost the corporation over \$500,000 annually. She indicated she was interested in getting the estimates of the TIF's effect on the schools.

After some discussion, a motion was made by Chuck Huffman, seconded by Doug Horn, to engage Bakertilly to do the analysis on potential revenues for the prospective new TIF districts and, as noted by President Walker, the annual report which is required on our existing TIF, to be completed by June, such work not to exceed \$10,000. Motion carried with Harold Towell dissenting. Due to the uncertainties of what the state legislature will be doing relative to SB1, property tax changes, Bakertilly will not have numbers for us until late May.

Discussion was held regarding another proposal, from Barnes and Thornburg, for legal work to create the related Economic Areas. For the same reasons as stated earlier, the commission did not think it appropriate to enter into this agreement until such time that we decide to move forward with the TIF districts. Upon a motion from Harold Towell, seconded by Doug Horn, the discussion was tabled for a future meeting.

A general discussion ensued, going back to the 68-acre project, regarding the JRC's own contribution to the 68-acre housing project, made at its July 25, 2024 JRC meeting for \$1.5 million dollars contingent on the need for it to obtain funding under the READI 2.0 grant. It was noted that the board members felt that since the READI 2.0 funding ended up to be only about 1/4 of the amount requested, that the contingency set forth in the JRC's funding decision was not met and is either off the table or could be withdrawn.

County council president Matt Minnich, who was in the audience, expressed concern that if these funds were withdrawn there would not be enough remaining funding to move forward with the project thus risking the loss of both the READI 2.0 funds and ARPA funds totaling around \$2.5 million. Chuck Huffman suggested this would be a good reason for the city, who will be the primary beneficiary of the project since it would totally reside within their TIF district, should come into the project with funding.

On a related point Chuck Huffman also asked of Commission Chad Aker who will take up the project once the infrastructure was in place, to find future developers for subsequent phases. He indicated he did not know but suggested there should be some cooperation between the county and city moving forward.

Portland Mayor Westlake, who was also in the audience and who had attended the April 8 joint meeting asked questions regarding what part the city might play. He noted the city was looking

at potentially developing an area north of the hospital for housing. He was encouraged by JRC members to have discussions with Portland council members as soon as possible regarding financially participating on the 68-acre project to provide housing for the city.

With no further business, Chuck made a motion to adjourn, seconded by Doug. Motion carried unanimously.

Bill Wake  
Doug  
Harold Towel/  
Zed Chang