

Jay County Redevelopment Commission

Minutes of Meeting held on July 23, 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 May 22, 2025 meeting were not readily available so Chuck made a motion to suspend approval of those minutes until the next meeting. Doug seconded the motion. The motion passed unanimously.

The board reviewed an invoice submitted by Baker Tilly in the amount of \$10,000 for the preparation and presentation of the potential TIF revenues that might come with the prospective solar farms as well as our required annual report. Upon a motion by Doug, seconded by Chuck, payment of this invoice was approved unanimously. Secondly, the board reviewed an invoice submitted by CWC Latitudes, LLC for expenses involved in their service to the JRC for the May 22 meeting as well as communications with IEDC, in the amount of \$3,528.18. Chuck made a motion to approve the expenditure and the motion was seconded by Doug. The motion carried with Harold dissenting.

Ed Curtain updated the board regarding the prospective READI 2.0 grant. The state is now saying they must have distributed at least 65% (was previously 60%) of the READI 1.0 grant funds before they will officially make any 2.0 grant awards. They expect this to begin soon.

Chuck asked the board to consider making a decision on what they were going to do regarding the conditional grant of \$1,500,000 made in July of 2024 to the 68-acre housing project, reminding the board the condition of paying the grant involved receiving a \$1 for \$1 match from the READI 2.0 grant and that the preliminary amount we were notified of was closer to \$0.25 for \$1. He further noted he thought the funds should be pulled back because of the stated requirements had not been met and because he did not see that any person, group or entity was taking ownership of the project to see that it would be carried out. He indicated he knew the federal (ARPA) and state funds (READI) would still need to be used for the infrastructure costs since they were awarded for such but that he was concerned about using Jay County taxpayer funds for the project given his stated concerns. Each board member then made comments about their concerns for letting the grant stand, each indicating they were not leaning towards doing so. Another primary issue noted was the lack of participation by the City of Portland whose redevelopment commission would be the main beneficiary of the incremental tax dollars. Chuck then made a motion to withdraw our commitment of \$1,500,000 to the 68-acre housing project. Harold seconded the motion and the motion passed unanimously.

The Board held a discussion about forming TIF districts around the 4 proposed solar farms currently working towards implementation, considering the information Baker Tilly provided us at the previous meeting. At the end of such discussion, Chuck made a motion, to proceed with the establishment of 3 TIF districts to encompass the 4 farms recognizing there will be yet-to-be determined costs associated with such from Barnes & Thornburg, Baker Tilly and CWC Latitudes. Doug seconded the motion and the motion passed unanimously.

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