

Jay County Redevelopment Commission

Minutes of Meeting held on November 12, 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 and Ed Curtain of CWC Latitudes LLC (remotely).

Minutes of the November 6, 2025 meeting were reviewed. A motion was made by Doug and seconded by Harold to approve the minutes as presented. Motion carried unanimously.

As for the agenda item, Amended Cost Opinion for Phase 1A, Ed Curtain indicated it has not yet been sent out so he had nothing to report on it.

Carl then called on non-voting member Shannon Current who read a letter of request from the Jay School Corporation illustrating the rather severe cutbacks to our school corporation's funding from Senate Bill 1, passed in the most recent legislative session. The schools are asking the JRC to enter into a Memorandum of Understanding (MOU) with the school pledging distributions semi-annually to them including up to 15% of TIF revenues. A draft of such a MOU was presented and discussed by Josh Atkinson, the school corporation's attorney. Since the draft was just presented today and our attorney, not being present, has not had a chance to review or comment on it, the board indicated it would be wise to table the issue. Mr. Atkinson indicated he would like to see it addressed as we finalize the establishment of the TIF district, scheduled to occur before this year's end. Comments from the board seemed to indicate a desire to work with the school and an understanding of the financial pressures they are under. Ed Curtain gave input agreeing that the matter should be tabled but also expressed he felt it could be resolved in the timeframe noted. Chuck made a motion to table any action on the MOU pending review by legal counsel with the understanding it is the board's intention to reach a decision on this matter as we finalize the establishment of the TIF districts. Doug seconded the motion. The motion carried unanimously.

The commission members then reviewed a draft of the Annual Spending Plan that had been modified since the last meeting with language regarding potential Early Learning Center projects and language that was more encompassing relative to references to "energy," both of which the board accepted. After some discussion, Chuck made a motion to approve the November 12, 2025 version of this document. Doug seconded the motion. The motion carried unanimously.

The "Resolution of the Jay County Redevelopment Commission Designating and Declaring a Certain Area as an Economic Development Area, Approving an Economic Development Plan for said Area and Related Matters" was reviewed and discussed briefly. After such discussion, Doug

made a motion to adopt the resolution. Chuck seconded the motion. The motion passed with Harold dissenting.

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

Next meeting will be firmed up later but is planned to be held either on Tuesday, December 9, 2025 or Thursday, December 11, 2025 at 5:00 pm in the auditorium of the courthouse. Emily will firm up the date with everyone as soon as she can confirm availability with those not in attendance.