

# Jay County Redevelopment Commission

Minutes of Meeting held on  
November 6, 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 July 23, 2025 meeting were reviewed. A motion was made by Doug and seconded by Harold to approve the minutes as presented. Motion carried unanimously.

The board reviewed an invoice submitted by Baker Tilly in the amount of \$1,900 for their work on matters related to tax increment financing and for assistance to county Auditor for annual reporting to the DLGF. Upon a motion by Chuck, seconded by Doug, payment of this invoice was approved. Secondly, the board reviewed an invoice submitted by CWC Latitudes, LLC for expenses involved in their service JRC projects during the period July 23 through October 31. It was noted that some of the expenses should be paid from the Commission's normal funds while others should be paid from the ARPA Funds. Chuck made a motion to approve payment of \$4,566.80 from our normal funds and \$10,454.70 from ARPA funds to satisfy the invoice. Doug seconded the motion and it carried with Harold dissenting. It was suggested that CWC Latitudes submit separate invoices in the future breaking out the amount to be paid from the two funds.

The Auditor reported on the cash balances for the commission as being \$1,627,289.18 for our regular funds and \$1,281,946.07 for the ARPA funds.

Ed Curtain updated the board regarding the prospective READI 2.0 grant. The state has met their previously set goal of distributing 60% of READI 1.0 funds so are now in a position to look at 2.0 distributions. They indicated they want to see the bids we obtain for developing the ground (due tomorrow, November 7) before releasing Jay County's funds.

It was noted to the board that an amended cost estimate for Phase 1A of the 68-acre project should be ready from REA shortly, hopefully by our next meeting.

A discussion ensued about any further request of the Redevelopment Commission for funds for the 68-acre project which the commission rescinded at its previous, July 23 meeting. Newspaper reports indicated the City of Portland had pledged \$400,000 to the project, contingent on the JRC contributing the remaining \$235,000 needed. Other reports indicated the request was to be for \$400,000. It was not clear if the Jay County Commissioners had approved any such request. Since no one was present to make a formal request, no action was taken on this matter.

The commission members reviewed a draft of the Annual Spending Plan that is required of us to submit to the State of Indiana annually. Ed Curtain presented this indicating Baker Tilly had developed the financial information on it. He indicated the document did not require us to spend the funds noted on it, only that these funds were available and could be spent. Doug made a motion to approve the report for submission to the state and Chuck seconded his motion. Motion carried unanimously.

Two documents were presented to the board for approval related to the creation of the Solar Farm TIF Districts. After discussion and some disagreement expressed about the late delivery of the drafts to the board members who had not had the appropriate time to review them, Harold made a motion to table this for discussion at our next meeting and Doug seconded his motion. Motion carried unanimously.

Since these documents have to go through several steps to be adopted by the county and redevelopment commission and this needs to occur by 12/31/2025, the board agreed to set their next meeting date for Wednesday, November 12 so this can be addressed in a timely manner keeping its adoption on track for a year end adoption. Also, Chuck requested that language be added to the Economic Development Plan to name spending on educational projects be noted as an acceptable expenditure. Need for Early Learning help was noted as one example. Chuck made a motion to have this language in the revised plan and his motion was seconded by Doug. Motion carried unanimously. Ed Curtain will submit a sample to Chuck before placing it in the draft document.

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

Next meeting: Wednesday, November 12, 2025 at 5:00 pm in the auditorium of the courthouse.

Carl Walker  
Doug  
Harold  
Chuck