

# Jay County Redevelopment Commission

Minutes of the Public Hearing held on  
December 18, 2025

The Jay County Redevelopment Commission Public Hearing 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, Jeff Bailey, Chuck Huffman and Shannon Current (non-voting). Also attending was Jay County Auditor Emily Franks, Jason Semler of Baker Tilly, Rich Hall of Barnes & Thornburg (remotely) and Ed Curtain of CWC Latitudes LLC (remotely).

President Walker announced the purpose of the meeting was for the public to ask questions and/or speak in favor or against the adoption of the Resolution establishing the Jay County Economic Development Area, approving an Economic Development Plan, establishing certain Allocation Areas therein, designating certain taxpayers, and approving matters related thereto. He explained this was the process of establishing three Tax Incremental Financing (TIF) districts around four potential solar farms.

He asked Rich Hall, the redevelopment commission's legal counsel for establishing the related TIF districts, to explain the matter and the process involved. Mr. Hall explained the Redevelopment Commission had earlier passed this resolution to begin the process of full adoption. This was followed by the discussion and passing of the same resolution by the Jay County Plan Commission and subsequently the discussion and passing of said resolution by the Jay County Commissioners. Now, the final step is for the Redevelopment Commission to confirm the adoption of the Declaratory Resolution.

Mr. Walker then inquired of the audience if there were any questions regarding the issue or the process. There were none. He then asked for general comments from the audience. There were none.

Doug Horn then made a motion to confirm the resolution (No. 2025-2) accepting the declaratory resolution. Chuck Huffman seconded this motion and, by individual voice vote, the motion was carried unanimously.

There being no further business, the Public Hearing was declared adjourned by President Walker.

Carl Walker  
Doug Horn  
Harold Towell  
Shannon Current  
Chuck Huffman

# Jay County Redevelopment Commission

## Minutes of Meeting held on December 18, 2025

The Jay County Redevelopment Commission meeting was called to order at 5:07 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, Jeff Bailey, Chuck Huffman and Shannon Current (non-voting). Also attending was Jay County Auditor Emily Franks, Jason Semler of Baker Tilly, and Ed Curtain of CWC Latitudes LLC (remotely).

Minutes of the November 12, 2025 meeting were reviewed. A motion was made by Doug and seconded by Harold to approve the minutes as presented. Motion carried unanimously.

Several claims were reviewed as follows:

Upon a motion by Chuck, seconded by Jeff, a claim from the Graphic Printing Co. for publishing the Public Hearing notice was unanimously approved for the requested payment of \$37.79.

Upon a motion by Doug, seconded by Chuck, a claim from CNA for the annual payment of our Surety Bond premium was unanimously approved in the amount of \$551.25.

Upon a motion from Chuck, seconded by Doug, the board unanimously approved a payment of \$14,400.00 to Barnes & Thornburg for legal documents related to the formation of the TIF districts around the planned solar farms.

Upon a motion by Jeff, seconded by Doug, the board approved a payment of \$6,000.00 to Baker Tilly for preparation of financial documents related to the establishment of the TIF Districts. Harold dissented.

Upon a motion from Jeff, seconded by Chuck, a payment of \$2,691.80 was approved to CWC Latitudes for work involved in the establishment of the TIF districts.

After some discussion, with input from Wes Schemenaur, and in light of the recent action of the county council to stop funding the planning of the project from other ARPA funds set aside by the county, a motion was made by Doug and seconded by Jeff, to cease any and all payments from the ARPA funds the board oversees regarding the 68-acre housing project, effective immediately. Motion passed unanimously.

A discussion ensued regarding the interlocal agreement in which the board entered with the county commissioners in December 2024. In view of the board's direction to cease payments of ARPA funds for the 68-acre project and the county council's recent vote to stop funding the planning of the project, a motion was made by Harold, seconded by Jeff to instruct President Walker to draft a letter to the commissioners of our desire to terminate the inter-local agreement. It is understood that such termination can only be effective if the commissioners also vote to terminate it. The motion carried unanimously.

President Walker raised the issue of the contract we have with CWC Latitudes that is eligible for renewal for the new year and without action will automatically renew. He suggested ending the arrangement, citing several issues with CWC related to our not being properly notified in a timely manner on several issues related to the 68-acre project. After some discussion, a motion was made by Jeff to notify CWC that we do not want the contract to renew after 12/31/2025. This motion was seconded by Doug. The motion carried unanimously.

With no other business to conduct, Harold made a motion to adjourn. The motion was seconded by Jeff and the motion carried.

Carl Walker  
Doug  
Harold Tavel  
Chuck Wynn  
Debbie Kodyon