Jay County Redevelopment Commission

The February 25, 2026, meeting of the Jay County Redevelopment Commission was called to order by president Carl Walker at 5:01 p.m.

Minutes from the previous meeting were presented and with no additions or corrections, Doug Horn made a motion to approve the minutes, Harold Towell seconded the motion and the motion passed by unanimous vote.

The election of officers was held. Doug Horn nominated Carl Walker for president, Derek Rogers second the motion and the motion passed by unanimous vote. Derek Rogers nominated Chuck Huffman as vice president, Doug Horn seconded the motion and the motion was passed by unanimous vote. Harold Towell nominated Doug Horn for secretary, Derek Rogers seconded the motion and the motion was passed by unanimous vote.

An invoice from Baker Tilly for work on the TIF district for $3,000 was presented. Chuck Huffman made a motion to approve the payment, Doug Horn seconded the motion and the motion was passed by unanimous vote.

The year-end financial report showed $515,054.20 in income with $73,956.82 in expenses. Ending balance as of 12/31/25 was $1,869,809.14.

At the previous meeting it was decided to terminate the agreement with CWC Latitudes. Confirmation of the termination has been received.

Chuck Huffman made a motion to approve the resolution 2026-01 to terminate the interlocal agreement involving the 68 acres project with the county. Harold Towell seconded the motion and the motion was passed by unanimous vote.

**COUNTY RADIO PROJECT**

Duane Monroe, representing Jay County Commissioners, came with 2 requests for the commission for the upcoming county wide emergency radios project. The first request was for up to $200,000 for an addition to a building on the sheriff's department lot to house the radio equipment, electrical work for the building and paving the gravel lot by said building and new

Chuck Huffman made a motion to fund the project by invoice, Derek Rogers seconded the motion and the motion was passed by unanimous vote. Derek Rogers then made a motion to designate Carl Walker and Chuck Huffman the right to sign off invoices before payment. Harold Towell seconded the motion and the motion was passed by unanimous vote.

The second request for funding was for up to $800,000 to fund the radios for the volunteer fire departments in the county. The departments will take ownership and pay maintenance fees on a yearly basis. The total at this time is estimated at $724,997.62 but requested up to $800,000 in case of any changes that might happen before delivery. A discussion was made about how TIF funds can be used for this project since the allocation area is now the entire county per state regulations. Chuck Huffman made a motion to approve all the volunteer fire department radios be paid for, by invoice, not to exceed $800,000. Harold Towell second the motion and the motion was passed by unanimous vote.

**READI 2.0/JCDC**

Ceann Bales, JCDC, came to the commission with an update concerning the Readi 2.0 money. The Readi 2.0 committee is trying to reallocate the 1.2 million from the 68-acre project to another project in the county. Ceann gave a brief history of the Readi money in the county. There has been a steering committee put together, by state rules, to help guide the reallocation of the money. After looking at the different projects, it was decided that the Dunkirk housing project was the best fit for the monies. It was a "like kind" project that was very manageable.

Colby Cline, with JCDC, has put together a proposal to take to the regional steering committee and from there it will be sent to the Indiana State committee. He has been doing a lot of the leg work with planning and contacting developers and others that would be part of the project. Mr. Cline will also put the RFP together. At this time, there are two developers interested in the project.

Readi would be used for site development. JCDC is trying to secure 1.2 million for the project. Dunkirk has $160,000 in the project, that being the value of the land to be developed. Readi likes a one-to-one match of public money. Ceann explained that there are a lot of variables and flexibility to those numbers.

Derek Rogers stated that if they were to get to 50% to match the one -to-one, the City of Dunkirk would need around $440,000. Duane Monroe, president of commissioners, spoke in favor of the project. Following a lengthy discussion regarding the project, the consensus was to try to save the Readi money for use in the county. There was much discussion on the fact that if the money or developer wasn't secured, but the commission would not be out anything pledged if the project did not move forward.

Ceann said she didn't know the magic number the committee would need but felt anything would help with the proposal. She apologized for the short time frame but they are working with a June deadline.

Chuck Huffman mad a motion to approve $300,000 toward the project; Derek Rogers seconded the motion. A roll call vote was taken; Derek, Chuck, Carl and Doug voted in favor of the motion, Harold voted no. The motion was passed by majority vote.

The commission also praised and thanked JCDC for the work on this project in such a short time period.

**APPLICATIONS**

Carl Walker spoke of a need for guidelines for groups requesting funds from the commission. Wes Schemenaur, attorney, felt that the applications currently used for release of County EDIT funds would be a good example to use.

Doug Horn made a motion to adjourn the meeting at 7:17 p.m., Derek Rogers seconded the motion and the motion was approved by unanimous vote.

Carl Walker