

FERDINAND REDEVELOPMENT COMMISSION

MINUTES

OCTOBER 28, 2025

**THIS MEETING IS BEING RECORDED**

**This is a reminder that this meeting is being streamed and recorded live. Your attendance at this meeting is your consent to be live streamed, recorded and rebroadcast on the Town's website. If you have any electronic devices, please put them in airplane mode. Thank you for your cooperation.**

The monthly meeting of the Town of Ferdinand Redevelopment commission was called to order by President Dan Collignon at 5:05 p.m. October 28, 2025, with all members present. PIC representatives: Brian and Scott Tretter were also in attendance. Nick Lawrence with The Wheatley Group was present via zoom. Tom Pitman was absent.

The minutes from the September meeting were read. Nate motioned to approve the minutes. Ken seconded the motion which carried unanimously.

Maren of ROI has asked for an update and informed the Town that they need to have a BOT or Build, Operate, Transfer agreement in place for this project. Dan, Tammy and Sharon Bohnenkemper visited with a group from Crawford County that used a BOT for a building project. They came away with a better understanding of the workings of the BOT and why the Town needs to have one in place for this project.

Nick Lawrence, of the Wheatley Group, will be the project Manager for PIC. He provided the Commission with a draft "Letter of Intent" or LOI on behalf of PIC for the RDC to consider. They also provided a tentative plat/diagram of the proposed Nexus development project. Specific details laid out in the LOI will need to be discussed in detail. Dan suggested that we form a subcommittee to work with the Town's attorney, Tom Pitman, PIC's attorney, and Nick Lawrence as PIC's project manager, to finalize terms of the agreements for future review by the entire RDC. PIC is fully committed to the project if details of the required agreements can be made.

Dan, Nate and Tammy will serve on a subcommittee to review the proposed LOI and will meet as soon as possible to begin these discussions so that further consideration by the full Commission can be given at the November meeting.

TIF: If the Nexus Project receives full financial commitment from the IEDC, the TIF district would need to be established early in 2026 with the first tax monies received from the new TIF in 2028 if housing is built in 2027. The delayed reimbursement is because property taxes are paid in arrears in Indiana.

Dan reminded PIC that a preliminary plat should be prepared for presentation to the Ferdinand Plan Commission just in case they have any concerns about the proposed design of the housing subdivision. Brian thanked Dan for the reminder and they will work to provide that documentation to them.

There being no other business, Dan stated that the next meeting will be held on Monday, November 17th, 2025, at 5:00.

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The motion was made to adjourn by Debbie and seconded by Ron. All members were in favor.

Meeting adjourned at 6:08 p.m.

Debra Johnson

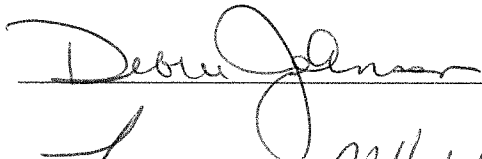
Secretary



Dan Collignon, President



Ken Sicard, Vice-President



Debbie Johnson, Secretary



Tammy Miller, Treasurer



Ron Weyer, Member



Nathan Schuler, School Board Representative

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