

FERDINAND REDEVELOPMENT COMMISSION

MINUTES

DECEMBER 16, 2025

**Notice: 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-screened, 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 5:16 p.m. December 16, 2025, with all members present. Sharon Bohnenkemper attended and Tom Pitman participated via Zoom.

Dan called the meeting to order and the Pledge of Allegiance was recited.

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

All Redevelopment Commission members except for Nate's terms expire on December 31<sup>st</sup>, 2025. All members agreed to serve another term if approved by the Town Council. Nate agreed to continue his existing term which expires on December 31, 2026.

Dan spoke with Brian Tretter on December 10<sup>th</sup>. He indicated that PIC and the Wheatley group are still working on the Nexus project numbers to update the application and agreements. The Wheatley group is supposed to send Tammy the updated forms as soon as they are prepared. She will forward them to the RDC as soon as they are received. The Tretters did watch the prior RDC meeting and understand that their proposal to receive 100% of the TIF funds is not acceptable to the Town because of promises to the school corporation and the additional expenses that would be incurred by the Town during the 20-year TIF agreement.

As requested, Ken and Debbie talked to the Street, Fire, EMS, and Park department supervisors. The Street/property department supervisor stated that there would be additional costs for pushing snow, picking up trash, maintaining streets and/or sidewalks and or stormwater management. It is also possible that another employee would also be needed for that department. Fire and EMS could possibly have more emergency runs, and the parks would likely see more use and maintenance needs.

Dan had a question as to whether rental property can be included in the TIF. Tom stated that any type of residential property can generate TIF.

Tammy reminded commission members that she had forwarded the estimate for the professional services of LWG/Robert Reynolds. Members acknowledged receipt of that information and expressed surprise at the cost estimate.

The RDC is anxious to have PIC present the required documents to the commission for final review, so the Nexus project does not get rejected by the IEDC because of the delay.

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There being no other business, Dan stated that the next meeting will be held on Monday, January 20th, 2026, at 5:00 p.m.

*Tuesday*

The motion was made to adjourn by Tammy and seconded by Debbie. All members were in favor.  
Meeting adjourned at 5:36 p.m.

Debra Johnson

Secretary

Dan Collignon

Dan Collignon, President

Ken Sicard

Ken Sicard, Vice-President

Debbie Johnson

Debbie Johnson, Secretary

Tammy M Miller

Tammy Miller, Treasurer

Ron Weyer

Ron Weyer, Member

Nathan Schuler

Nathan Schuler, School Board Representative

**NOTE: A full video archive of the meetings is available for viewing for 90 days at  
<https://ferdinandindiana.org>.**