

**MINUTES OF A REGULAR MEETING OF
THE REDEVELOPMENT COMMISSION
OF THE CITY OF JASPER, INDIANA
January 6, 2026**

The Jasper Redevelopment Commission met on Tuesday, January 6, 2026. Notice was given in compliance with Indiana's Open Meeting Law.

CALL TO ORDER

President Andrew Seger called the meeting to order at 8:00 a.m.

ROLL CALL

	In person	By Zoom	Absent
President Andrew Seger	✓	—	—
Vice President John Schroeder	✓	—	—
Secretary John Kahle	✓	—	—
Phil Mundy	✓	—	—
Laura Grammer	✓	—	—
City Attorney Renee Kabrick	✓	—	—
Non-voting advisor Steve Lukemeyer	✓	—	—
Clerk-Treasurer Kiersten Knies	—	—	✓
Director of C.D./Planning Josh Gunselman	✓	—	—

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

APPROVAL OF MINUTES

Minutes of the December 2, 2025, regular meeting were reviewed. Laura Grammer made a motion to approve the minutes as presented. Phil Mundy seconded it. Motion carried 5-0.

CLAIMS

Financial Coordinator Carma Gentry presented a claim for the State Board of Accounts 2024 annual Redevelopment Authority Audit in the amount of \$1,713.36. John Schroeder made a motion to approve the claim as presented, seconded by John Kahle. Motion carried 5-0.

Ms. Gentry also presented a claim in the amount of \$191,628.42 for Indiana Economic Development Tax Incremental Revenue bonds for River Centre. John Kahle made a motion to approve the claim, seconded by Phil Mundy. Motion carried 5-0.

Ms. Gentry then presented a claim in the amount of \$18,108.49 which will be paid to KFAM Partners for University Heights TIF payment. Phil Mundy made a motion to approve the claim, seconded by Laura Grammer. Motion carried 5-0.

GENERAL BUSINESS

Election of 2026 Officers

Phil Mundy made a motion to re-elect the current slate of officers for 2026; Andrew Seger as President, John Schroeder as Vice President, and John Kahle as Secretary. Laura Grammer seconded the motion. Motion carried 5-0.

Public Hearing – Proposed Lease between Jasper Redevelopment Authority and the Redevelopment Commission – Regional Wellness Center

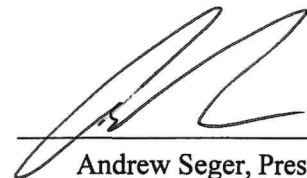
John Schroeder made a motion to open the public hearing, seconded by John Kahle. Motion carried 5-0. Kyle Carlson of Baker Tilly introduced himself and outlined the funding mechanics for the Regional Wellness Center. The three components for funding are city cash (which includes but not limited to; HELP Grant, interest earnings on bond proceeds, other grants, City TIF funds, and other municipal funds), donations, and bond issuance.

Mayor Vonderheide reported that the total project cost estimate is \$32,400,000.00. Mr. Carlson explained that the annual food & beverage tax revenues will be used to pay interest on the 2026 BANs and pay debt service on the 2026 Bonds. City Attorney Renee Kabrick explained that the Redevelopment Authority was established to serve as the property owner for the outdoor swimming pool project and approve construction expenses. The Authority will also approve the Regional Wellness Center construction expenses.


As there was no public comment, Laura Grammer motioned to close the public hearing, seconded by Phil Mundy. Motion carried 5-0. After further discussion, John Kahle made a motion to approve RESOLUTION NO. RDC 2026-1 indicating its intent to issue lease rental revenue bonds in an amount not to exceed \$34M for the Regional Wellness Center. John Schroeder seconded the motion. Motion carried 5-0.

ADJOURNMENT

Following a brief discussion, Phil Mundy made a motion to adjourn the meeting, seconded by Laura Grammer. The motion carried 5-0, and the meeting adjourned at 8:58 a.m.



Andrew Seger, President

Attest:


~~John Kahle, Secretary~~
John Schroeder, V.P.

Recording Secretary, Becki Moorman