

Randolph County Commissioners

January 5, 2026

The Randolph County Commissioners met at their regular meeting at 9:00 AM in the Commissioners and Council Room in the Courthouse with the following members present: Board President Gary Friend, Tom Kerns and Missy Williams. Also present was Randolph County Auditor Laura Martin, Sheriff Art Moystner and County Attorney Meeks Cockerill.

Prayer & Pledge of Allegiance

Selection of Officers

Gary said alright, welcome everybody to today's commissioner meeting, and the first order of business, Selection of Officers for the commissioners.

Tom said I'll move Gary retain the president.

Missy seconded the motion. All aye votes. Motion carried.

Gary said and now, for vice president.

Missy said I'll make a nomination that Tom Kerns.

Gary seconded the motion. All aye votes. Motion carried.

Council's update

Gary said next up, Mr. Dave Lenkendofer, county council president. Good morning.

Dave Lenkendofer, president of Randolph County council. Good morning everyone. Just had a few things I wanted to run by you. County projects, we discussed back in mid-December, I've got some ideas and recommendations on where the funding might come. And I'll bring this up to County Council tomorrow. The courthouse, the morgue, the highway, the airport, courthouse security, I'm going to recommend that it comes from the Special LIT account. There's plenty of money available there to do all those projects and going forward. Like I say, these are recommendations or ideas and you guys can discuss among yourself also.

Gary said you said courthouse, morgue?

Dave Lenkendofer said courthouse, morgue, highway storage barn.

Missy said can you slow down?

Dave Lenkensdofer said the airport and courthouse security. I think there're monies available there to do all those projects out of Special LIT.

Tom said the highway project come out of LIT?

Dave Lenkensdofer said the storage facility, yeah.

Tom said oh, the storage facility. I was thinking the

Dave Lenkensdofer said no, that's the next item I had was the road at the stone quarry, that'll be renewable energies. And I was told we do have the monies now available for the bond, the jail bond, so I assume that project will be going forward.

Gary said I reached out to Argo and Tony Jacobs will be reaching out to the Auditor's office to start the bidding process.

Dave Lenkensdofer said okay. So, that'll take care of all of our funding sources. Airport update, I just talked to briefly, Gary, is it possible to keep us up to date monthly on that plus all these projects at the council level?

Gary said uh huh.

Dave Lenkensdofer said somebody, when they report in at our monthly meeting?

Gary said on the airport update too, for everybody, I spoke to Jim Michael, or communicated with him through email, they now currently have the state approval to continue the building as designed without any alteration.

Missy said what building?

Gary said the T hanger building.

Missy said oh, okay.

Gary said there're still some unanswered questions.

Dave Lenkensdofer said okay. Keep us abreast. That way, we know what's going on out there. I went by there the other day and I think there was a load of drywall or something, or sheeting of some sort out there.

Tom said probably for firewall

Gary said probably.

Dave Lenkensdofer said yeah, it was setting by that new hanger there. And the last thing I have, tomorrow there will be a change of leadership at the county council level. I'm going to step back as president and let somebody else take over and learn. It's time to pass the torch on so, let them learn, whoever that is, how the process works, because this is officially my last year on county council. So, anything for us, county council?

Gary said Missy, do you have anything for the council?

Missy said I have been out there looking at the terminal, we call it, you know that, and I have an architect that I met in Indianapolis during our last commissioner's seminar, or workshop, and he's going to come free of charge, him and his cohort from Indianapolis, and take a look at that and see what needs. I just, I get concerned when we're looking at this, and it's you know, no glass, and then it comes back again at that special meeting with all this glass and the office area, itself, and the meeting room and the restrooms, they're terrible. So, obviously, we need to do something there. But we need to get some more realistic ideas. So, he's going to be there at 10 o'clock. So, if anybody wants to pop out there, there'll be 2 of them. I just need the education on what are we looking at here, just for me, when we come into meetings and we're talking about doing things. How many square feet do you need, and what does it have to include, should it include, obviously, handicapped accessible.

Dave Lenkensdofer said yeah, we're a long ways from the.

Missy said a way long ways. I just want to get an idea.

Dave Lenkensdofer said there're so many things that can be done out there that we currently have that you can attach to, to make that project worthwhile. We can't afford to.

Missy said no, we need to have this put forth again. It just, this isn't going to work, so, toss this. And let's start somewhere and then.

Dave Lenkensdofer said and when is that meeting?

Missy said it's on Thursday, no, excuse me, on Friday. I'll send it to everybody. It's on Friday. We've got a funeral we have to, it's going to be a quick meeting because I have to get to, we have to get to Vincennes, but he's going to look it over, then do it. They worked on the Indianapolis airport and so, they're willing to do some smaller jobs like this to get an idea what are needs are, what, some statistics on, how much the airports use, and what, you know, all kinds of things like that. And to bring it up to ADA accessibility, which right now, it's not.

Dave Lenkensdofer said right.

Bev Fields said Friday at 10? Friday at 10?

Missy said yes.

Dave Lenkensdofer said okay.

Gary said anything else?

Missy said nope, that's it.

Gary said Tom?

Tom said nope.

Gary said I do not either. Thank you, Dave.

Dave Lenkensdofer said thanks so much, guys.

Gary said alright, Jay Long, Joe Copeland, Nate Moore?

Missy said change that. It's 9 o'clock. It's 9 to 9:30. I'm sorry.

Jay Long and Joe Copeland-Acceptance of bids.

Gary said good morning. Everybody please identify yourself.

Nate Moore said Nate Moore, Randolph County highway.

Jay Long said Jay Long, Randolph County highway.

Joe Copeland said Joe Copeland, County engineer.

Gary said thank you. Who's up first? Jay.

Jay Long said alright, just here for the opening of the bids. So, basically, we just recommend Ag Best for gasoline. Ag Best also, for our diesel. For the asphalt pavement materials, basically asking, or recommending we accept all the bids from Milestone, Irving and US Aggregates. Basically, we just want to accept all the bids on and use low bid depending upon product specific needs and availability of proximity to project. Furnished and delivered and placed, HMA, we recommend Milestone Contractors. And that was our only bid from Milestone Contractors also. Item 4, crushed stone, we recommend we accept Irving Materials, Barrett Paving and US Aggregates. Item 5, gravel and sand, we recommend that we accept all bids from Irving Materials, Barrett Paving and US Aggregates.

Item 6, pipe and miscellaneous. We'd like to recommend we award both companies, E3Bridge and Civilcon to insure we get the lowest price.

Item 7, calcium chloride. We recommend that we accept the bid for Great Lakes Chloride. They were our only one.

Item 8, small equipment rental and labor. We'd recommend that we accept the low bid from Cobalt Civil.

Item 9, large equipment rental and labor. We'd recommend we accept the low bid for Hoosier Pride.

Item 10, truck rental. We recommend we accept the bid for ECC Contracting. And then we had 2 bids for liquid asphalt and pre-engineered fabricated bridges for asphalt materials, and E&H Bridge and Grating, we'd like to carry them over.

Gary said alright. We've heard all the recommendations from the highway superintendent, anybody have any questions or concerns with these recommendations? Hearing none, somebody like to make a motion we accept the recommendations from the highway on all the bids?

Missy made a motion to approve. Tom seconded the motion. All aye votes. Motion carried.

Gary said okay, anything else for the highway?

Jay Long said I had a Marvin Wickey contact me about the building, about maybe giving a quote on building a highway facility storage barn. He didn't have anything finalized, but he said he'd try to get something this week.

Gary said for a quote on it?

Jay Long said yeah.

Gary said the way that'll really come down to working is we'll get our state approved plans from Maze Design and then that will be the basis for sending out for quote.

Jay Long said yep.

Gary said anything else?

Jay Long said nope.

Gary said okay.

Joe Copeland said I have one thing.

Gary said getting ready to get to you. You're up, Joe.

Joe Copeland said, you were asking earlier last year about how much were you committed to bridges.

Gary said yes.

Joe Copeland said right now, I put together some numbers. Wind and Solar money, we're looking at between 5 and 6 million, about 5,579,336.70 is what I came up with. That is net. In other words, we pay the state and then the state reimburses us, okay, on a lot of this. For PE,

which is design and inspection, some of right-of-way work. So, this is nothing but the net. In other words, what we'll end up having to pay. So, we're going to need some money. But, it comes you know, a little bit at a time down the road. The biggest hit will be when we have to go to construction when it's actually bid. And a lot of these bridges, so far, we've had 2 of them and they're going to bid in July.

Gary said do you have a copy for the county council, as well?

Joe Copeland said I can give it to Dave. I've got copies. I can get it to Dave. So, I thought we'd be a little farther along than that, higher than that. That's what I come up with right now. And some of this has been already approved, the council has seen it and approved it. But the part in yellow, is, are those projects that have not been approved. It's on the list to do, but it had not been approved. And of course, we had bridge inspections, and that comes every year. A 4-year contract, and it's usually up around, it's just a little I think, half a million over 4 years. Does that help?

Gary said yeah, it does. I think what I'd like to see next, Laura, maybe come out of your office, is reconciliation of all the funds are available at all times for that.

Laura said we send you a Windfarm spreadsheet already. We don't know what has been approved and not. That's why we wanted Joe to do this, because we started to it and we're like, we can't do this. We don't even know what's been approved or not. So, has all these been approved that's on this list? Have we got the grants for these?

Joe Copeland said let me give you this. This is the spreadsheet I took to council for approval, and they approved it.

Laura said so, those are the only 4 bridges we have out right now approved?

Joe Copeland said yes.

Laura said these 4 right here?

Joe Copeland said yes. Those in yellow, I need to go to the council for those, the commissioners and the council.

Laura said but we've got the grants approved for those? You just haven't asked for the additional funding?

Joe Copeland said some of them are local, yes.

Laura said I just know the financial letters we signed, those that we signed doesn't mean we're going to get those. So, we wouldn't have any way of knowing which ones we've gotten and have not.

Joe Copeland said right, correct. Bridge 303 down the list, it has not been approved. It was submitted. I've not put it on the list because it's not been approved by INDOT. It went in, in November. We have a meeting this week to discuss that bridge with INDOT. So, some of these are, I tried, it's hard to read, see, italics, but the, some of these in yellow are local. So, the bridge bundle, bridge 68 are local, 308 is federal aid, very first one.

Gary said okay. Yeah, this whole process, just to make sure that we don't come in one day and realize that we have over extended. I want to make sure we never get in that position. This is just part of that process.

Joe Copeland said I agree.

Gary said Tom?

Tom said put on that, that there's not any money in that for that 800 project.

Gary said none of this includes the 800 project.

Tom said right, no.

Gary said okay.

Joe Copeland said I'm being told the 800 North project, we should have some drawings within 2 weeks.

Gary said anything else, Tom?

Tom said no.

Gary said Missy?

Missy said nope.

Gary said thank you.

Deb McGriff Tharp – Touch the truck

Gary said alright, Deb McGriff Tharp, touch the truck.

Deb McGriff Tharp said well first of all, thanks for having us, but I want to introduce you to my replacement, Grace Wida. I retired at the end of the year. And so, I am still an advocate and still involved in a lot of different things, which includes touch the truck, because I'll still be heading up the prevent child abuse of Randolph County. And so, touch the truck, we need permission to use the courthouse lawn on April the 11th. And touch the truck would be from 10 until 1. But we would, when I get with the mayor, we'll close the street off like about 8:30 and stuff, so the trucks can start arriving and stuff. But then all the vendors, the games and stuff are on the lawn. Over the years, we've expanded and we're going to probably have to have more street room this

year, and the people that are participating has expanded also. And then also, I would like to ask for permission for them to put a porta potty, a handicapped porta potty out back.

Gary said okay, we've heard the request, anybody have any comments, concerns or make a motion?

Missy said I make a motion to approve. It's a great project, I mean, it's a great day. It really is.

Tom seconded the motion. All aye votes. Motion carried.

Missy said you've got some tough shoes to fill.

Grace Wida said yeah.

Missy said you will, I'm sure, but you do have some tough.

Laura said Grace, can you spell your last name for me?

Grace Wida said W, I, D, A.

Laura said thank you.

Deb McGriff Tharp said alright, thanks.

Mindy Peed – Vote Center plan amendment

Gary said okay, next up, Mindy Peed.

Mindy Peed said Melinda Peed, Randolph County Clerk. I'm presenting to you today, a vote center plan amendment. It was voted on by the election board, yeah, the election board a few weeks ago. Farmland City building has move across the street from their previous location, and it's a much nicer location. It is still Farmland City building, but the address on our votes and our plan has changed. And because it affects a location, we also need your approval, so.

Gary said okay. That's their community room they have?

Mindy Peed said no, that is their office building.

Gary said oh, the Farmland.

Mindy Peed said Farmland City building.

Gary said across the street from the fire station?

Mindy Peed said right. So, that Old National building used to be the Old National Bank in Farmland.

Gary said yeah, that's what I was referring to, yeah, okay.

Mindy Peed said yep. It's really nice. We went and toured it and made sure it followed ADA compliancy. It's going to be much better.

Gary said well we have the recommendation from the clerk on this. Anybody have any questions or concerns, somebody like to make a motion?

Tom made a motion to approve the vote center plan amendment. Missy seconded the motion. All aye votes. Motion carried.

Gary said anything else?

Mindy Peed said that's it.

Gary said thank you.

Mindy Peed said thank you.

Chad Malicoat, SRI – Commissioner's Certificate sale

Gary said Chad Malicoat.

Chad Malicoat said good morning commissioners. Thank you for your time. Chad Malicoat with SRI Services. I'm here just to kind of answer questions and respond to anything you guys might have concerning the certificate sale, the proposed certificate sale that we have upcoming. So, quick high level, the certificate sale is the way the state has given you guys the option to sell off the properties that did not sell in the tax sale. And the, so, basically, everything that was left, which we just have a handful, there's not a, it's not a ton of properties. At this point, technically, the commissioners own the certificates because you guys had the lean on the taxes of the properties. So, you can do a multitude of things with those certificates. One, you can actually take possession of those properties, if you so desired. You would then have to act just like the buyer and do that. Secondly, you can sell them certificates. You don't, basically, you just transfer their certificate, and in doing so, the buyer has a much reduced 120-day redemption period instead of the 365 normal 1-year redemption period in a normal tax sale. And with that, you have the option to set the price at whatever you deem fit as in the value of the property. And so, basically, it's not a, the certificate sale is not a way to make revenue or recover tax revenue or lien revenue, that you're out. It's basically is to get them back on the tax rolls. That's the purpose of the certificate sale. The 3rd option you have is to transfer those certificates to a qualified non-for-profit, or like an economic development or you know, a habitat for humanity, or something to that effect. That's kind of your 3 options you have with the certificates that you have currently.

Meeks said I think last, I think last you, or a couple years ago, you offered those to these cities. So, like Winchester and Union City took those for, I don't know about Union City, I know Winchester did. So, I do know that.

Chad Malicoat said municipalities will qualify as the non-for-profit status as well, so you can do that.

Laura said and those most are available to the cities if they request them. I think Bob gets it every time to see what's on there, see if he wants anything.

Chad Malicoat said yeah, the cities aren't, the cities aren't an option until they've gone through the sale, but now that they've gone through the sale, obviously, the city can be a buyer in the tax sale but can't just receive the property.

Meeks said but now they can.

Chad Malicoat said right, yeah.

Meeks said at this point, they can.

Chad Malicoat said yes sir.

Gary said I guess some of our concerns is the sale part, if it's such a low bid price, we'd have people buy them up and then just leave them abandoned.

Chad Malicoat said well they still, you know, let's say you set it at a ridiculously low, like 50 dollars. They still have to go through the entirety of the process. They have to go through the courts. There are still several fees. There's, it's each property at a minimum will probably spend in excess of a thousand dollars to take the deed, because they have to do the research, they have to do the mailers, they have to petition the court and provide all that documentation. They're going to, in almost all cases, you know, engage with an attorney to go through that process. So, it's still a process. You're just trying to, it's not likely for 50 dollars you still have, you get the property and it just hands it over to you. They still have to act just like any buyer did in the tax sale. They have to do a title search.

Gary said they being who?

Chad Malicoat said the person who purchases the certificate will still have to act like just any other regular buyer, the same process for a certificate sale buyer as there is a tax sale buyer. They have to do a title search on the property. They have to notify by certified mail and you know, every interested party that the title search uncovers. They have to serve the 4.5 notices and the 4.6 notices. Then they would have to petition the court to award them the property and go through that same process. So, it doesn't become theirs instantly. It, the real advantage for the buyers in their certificate sale is the shorter redemption period. They have that 120 days versus the full year.

Gary said I think, at least what I'm looking at, is a way to make it easier for the cities and towns to recover these properties and tear them down.

Chad Malicoat said yeah.

Gary said so, is there any mechanism that would make it more favorable that the commissioners would end up with it.

Meeks said well, I think the cities can ask, and we do a resolution, then the cities take the certificate, then the cities are like the purchaser.

Gary said but they'd have to, like a purchaser.

Meeks said yeah, I mean, that's how we've always done it.

Chad Malicoat said and then the cities would have to follow that exact.

Meeks said the cities go and spend about a grand to get those properties in their names.

Gary said so, are we just mainly doing what we really can do to streamline it into their hands.

Meeks said for the cities, I think you are. For the county, when you guys send it out, you know, just do the 150, 200 dollars and what happens is, I'll tell you exactly what happens. They go, they do the process, they do the 1,000 bucks, they try to sell it to somebody. When they can sell it, they up the price, right, or whatever and.

Missy said who's they?

Meeks said the purchaser.

Missy said okay.

Meeks said the purchaser turns around and.

Missy said so, it could be individual or?

Meeks said we had this exact case over in Superior Court. It's going on right now. It actually got appealed to the Supreme Court. I'm involved in it. These people bought it for 65 hundred bucks, turned around and sold it to another individual on contract, because everything's on contract, for 24,000 dollars. And then when those people, when the new purchasers paid them off, they wouldn't give them the deed. Well, now they're, now we're in a you know, a lawsuit. What really happens though, that's the aberration, most people don't make those payments. When the new purchaser stops making the payment because it's all on contract, it's a land contract, they just stop paying the taxes and you get them back, and these properties, that property was totally uninhabitable when they sold it. And these properties are totally uninhabitable. That's where the problem lies.

Chad Malicoat said some of the most successful counties, and we do this for 86 of the 92 counties in the state of Indiana, plus 7 other states with SRI, and some of our most successful counties, they will actually notify adjacent neighbors that this property is come up, because in that case, they have a vested interest, because they can grow their yard, they can do whatever,

you know, I mean, who wouldn't want to spend a 1,000 dollars to double the size of your yard in some cases, because some of these are vacant lots.

Missy said they can keep, well, they can keep the eyesore away. I mean, they can clean up the eyesore.

Chad Malicoat said yeah, and so, that's some of our most successful counties in their sales do notify the adjacent neighbors. And you guys obviously have all that data available in the plat room, in the Auditor's office to who they are, the Assessor's office. And so, you know, it's, that's some of our most successful. You're correct, we have some issues that come up and we, we, as SRI, are involved in several of those types of suits that your attorney mentioned, you know, across the state, because we testify we are the subject matter experts in the state of Indiana when it comes to tax sale certificate sales and deed transfers in this format. And so, you know, if you do have some of those kind of things that can come up, you know, in your case, you guys hold the sale right here in this room, which you know, can be an advantage because you can get locals that are involved in it and that generally will make you more successful in that case. Not always, obviously, as the attorney mentioned, but it, you know, it's, it is a good viable option. It's the way the state gives you the option to get these back on the rolls, because some of these properties have been on the sale, like you say, they're undesirables that you have to make some reason to give somebody an incentive basically, to purchase the property because they're not, they're not, we sold all the cream, if you will, at the sale. This is the leftovers, and we're trying to, you know, we're on the clearance rack here basically. And we're offering these properties that didn't sell in the original sale.

Gary said and we put a program in place where we offer cities and towns 10,000 dollars against the tear down cost of getting rid of blight, and the more they get down, help out with that, It sounds to me Meeks, that we've got a system that's going through properly.

Meeks said well I think you need to figure out where these properties are and offer, tell the towns here's where they are, do you want them. And then at that point, the ones in the county, you're going to have to figure out what you guys want to do with them.

Gary said we don't have many in the county.

Meeks said well, I'm certain that there's tax.

Laura said I think there's 19 on the certificate sale, correct.

Chad Malicoat said I think there's 19 total and most of them are.

Laura said and 9 of them were repeats? 9 or 10.

Chad Malicoat said yeah, and most of them are inside city limits.

Meeks said yeah.

Laura said I mean, we can send that list to the clerks.

Missy said can you get us a list of those?

Chad Malicoat said sure, absolutely. We can pull this, Danita can pull it right off of our system that we use TSM or I can actually pull an email. I can email it all to Laura. I can go down and work with, as soon as I leave here.

Gary said that list, does it cross reference into an address that we all know, instead of?

Chad Malicoat said yes, it'll have the full, it'll have the parcel number. It'll have the actual physical address. It'll have the mailing address if it is different. It will have the previous owners. Our system pulls straight from your, all the state data on the parcel numbers. So, yeah, you'll be able to see all the data and go back and look at some historical data if need be. We also, our system can show you all of the notices, because we provide notices to all of those before they went, I'm sorry, before they went into the tax sale, SRI, at, you know, working with the Auditor's office, we send out notifications to all of the current owners, and at any address we can find. We also do skip tracing to send it to a potential, if they've moved to Florida, or if they've unfortunately passed and they have heirs, we've tried to do skip tracing to send it out to notify everyone and the original owner before we even take it to sale. And all of that data is in the system as well, because we try, we really work hard with the Auditor's office and the Treasurer's office to make sure that we don't take these to sale if we can get the original owners to make good on taxes.

Missy said so, our simplest, I want to do it the simplest way that gets it out of the hands of anybody that's going to come buy it, get, whatever they want to buy those things, or I don't, sometimes don't understand, writing the taxes off, or whatever it is, depreciating it, so I want to go the quickest way and the most logical way that the county and the cities and towns working together can acquire these properties. And then offer them to neighbors if they feel like that's a viable way to go, or possibly rebuild them, if Habitat for Humanity's still around or doing any of that. But there are people who are wanting to build some speck homes in town, and if they could find a lot cheaper, they would, one gentleman who's got 3 of them going on right now.

Chad Malicoat said well, and that's why I mentioned, I'm not sure, I apologize, I don't have a good base of knowledge for your RDC or your EDC. I sit on both of those in Henry County where I reside. I'm secretary of the RDC and I sit in the executive committee of the EDC. We've utilizes that property. They also, the city of New Castle created a land bank, which is another viable option that some counties are looking at, cities partnering together. Henry County and the city of New Castle created a land bank to where you know, the city takes possession of the property. They work with Habitat for Humanity or they market the properties directly to the neighbors as an option. Or, they, in some cases, rebuild, the land bank pays for all that construction cost and renovation and then sells the property, and then that's the land bank is self-funding in that aspect. So, there's lots of avenues to take, but the certificate sale is the avenue, I guess it's the easiest route, if you will, because it just basically, puts them back on the auction block. And they're open to everyone in general.

Gary said okay. Missy, anything else?

Missy said yeah, how long do we have to decide on this? I mean, my vision is going to be let's get ahold of these properties. I don't want to even take any chance on anybody else, them going up for sale for anybody else. Then we can work to determine what can we do with it. We can talk to Habitat for Humanity. We can talk, it's now Randolph County United, it's not economic development.

Chad Malicoat said sure.

Missy said they do some, but I mean, I'm not sure. So, my vision is to get those things to where we have control of them and they don't continually set there and rot.

Chad Malicoat said so, you technically, can take possession of those properties right now. You can start the process with your attorney. You're going to have to do the research for the 4.5 notices and take them to deed. The, you know, then it would be basically, they would be added to your rolls. They would, you know, as county owned properties.

Meeks said then you need to mow them, or you have to.

Chad Malicoat said yeah, that was what, you beat me to the punch. You have to mow them, insure them and do all of those things. Once you take possession of them, then they're your baby and you've got to care for your baby, and you know, pay all the expenses for whatever that baby cost. And that's the downside, and that's why many communities do not do that, Missy, because it just, it becomes the cost prohibitive burden to the counties.

Missy said but we wouldn't have to take them all.

Meeks said well, I think the cities are more prepared because they have road crews and they can go out and mow, and they have mowing people. That's why I think that's.

Missy said that makes sense.

Meeks said yeah, so, we need to like really talk to the cities and say hey.

Missy said well we've offered that \$10,000.00 per house to get it town down, and so far, Winchester, you're the only one who's taken advantage of that?

Meeks said nope, Parker City has.

Laura said Modoc.

Missy said Modoc took advantage of one.

Meeks said Saratoga did.

Missy said Saratoga did.

Meeks said I thought, Modoc.

Laura said we've got no others since Modoc.

Meeks said Modoc did too.

Laura said Modoc and Winchester.

Meeks said I know Union City was doing that too.

Laura said they've not turned anything in.

Meeks said they were in the process.

Chad Malicoat said yeah, I can pull that list today. I'll go down there and work with Danita and make sure that list gets emailed to all, everybody, and that way, you can do that. As far as the time frame, we kind of, I mean, you're not under the gun per se, but you know, we're in that 120-day cycle. And that 120 days is getting close to the end of the time frame. So, if you were to want to take possession or transfer the certificates, we need to probably make that decision in the next 30 days as to where, what avenue you're going to go down. And then, if you do decide to hold the sale, we've provided Laura with the contracts and the information. It's just a simple addendum.

Laura said Commissioner's already signed the contracts.

Chad said I think you did too. I think you've already signed the addendum back. So, we just didn't set the minimum amount under the date. Or, we set the date even, we just don't have the minimum amount. So, you know, it's a simple process with us. We just get everything out there and I come right in here in this room and sell it just like I did in the tax sale. And so, it's a pretty simple process and then it goes from there. The, as far as you taking possession or transferring to a county, then that resets that 120-day clock on the city. The city would then have that, whatever date that you opt, let's say Winchester wants A B C and D on the list, then that 120-day time frame resets for them.

Missy said I'd much rather cities and towns purchase them as a first choice.

Chad Malicoat said yeah.

Meeks said but we need to let them know that.

Chad Malicoat said so, I'll make sure that list gets you know, pulled today.

Missy said come on up, Bob. He's done so much of this and he's been a go-getter on. I mean, it's not, it is.

Chad Malicoat said and I believe there are a few in Winchester. I don't know that the bulk of them are in Winchester, but there is several that are.

Bob McCoy said Bob McCoy, Winchester mayor. Something that we haven't discussed is what is that property zoned at? No matter where it's at, because I just heard a discussion a couple of weeks ago with properties in Farmland where somebody's hauling cars in. I don't know what the zoning is, but when a property goes up for sale, tax sale or whatever, a lot of times that purchaser is not looking at the property, they're looking at the zoning. So, you may have possible junkyards popping in old railroad beds, whatever. So, as far as the city of Winchester is concerned, for the next 2 years, we're going to take them. I mean, what we feel, that's the best approach and that's going to stop the craziness of the LLCs buying them. And actually, JD is working on some language to actually tighten up the tax sale process, maybe add some, a few words in there that makes it a little bit more difficult for these repeat people that continue buying that allow the whole court process to go through. And I can tell you, if you ask Chad, I'd say Chad will probably feel the same way, Mayor Spence. That's all I've got to say.

Gary said that zoning is a good point.

Missy said yeah.

Laura said Bob, do you request the list from my office or do we just send it to you?

Bob McCoy said what's that?

Laura said the list. Do you request that?

Bob McCoy said yeah, can you send it to me?

Laura said no, but do you normally request it?

Bob McCoy said yes.

Laura said okay. Yeah, and I'll send it to you.

Bob McCoy said yeah, whenever it's available, yeah. More than likely, we're going to take them all. I mean.

Laura said I know Bob's real good about checking the list, but I didn't know if we just automatically send it to you or do you usually request it?

Gary said do you know how much this cost you up front to take these properties before we started doing that?

Meeks said a grand.

Gary said about a grand?

Meeks said about a grand. I know it because what happens is the city gets it, we then send it to Defur and Voran. We do a title search and then to Defur and John Madison. Used to be John Orlosky, but he'll do all the title searches. I don't know who does it in Wayne County, but John does it and then he'll send out the notices and everything else and we'll get a date.

Bob McCoy said I can see the drawback on what Meeks was saying and you were saying as well as, they're your baby if it's out in the county for mowing and whatever but look at it now.

Missy said right. That's what I was saying.

Bob McCoy said I mean, again, you could end up with a junkyard out in the county that are in unincorporated areas that may be somebody's that ends up full of junk cars. I mean, that is a big concern, especially independent cities.

Chad Malicoat said and I think that's why the adjoining neighbor thing has been successful with most, a lot of counties sending notices to the adjoining neighbors that we're selling this property in this upcoming sale. And then, because you can't just transfer it directly to that neighbor, but if you have it in an open public auction, then you have that available, you know, then all of those adjoining neighbors could come in and winning bidder takes the property in that aspect, because you can't cherry pick which neighbor you like the best or whatever, you know. That's why the state requires it to go through this auction

Missy said just recently, we had council and commissioners joint meeting and it was, in my opinion, a very worthwhile night, because we could talk about what each one of those bodies in government is doing. I would really, and I've thought about this, when we go, I don't know how we do it, but I would love to have another one of those joint meetings in a couple months, but strongly encourage mayors or whoever, to come in and give us your, we need to hear, hear from you, hear from you know, others a little when I go to their meetings but, they don't have any idea sometimes what's. Oh, I didn't know that was possible, even though I sent, and I know you guys sent an email out too, to the cities and little town you know, governments. But, I think communication is going to be a big part, and how can we work together on this with those towns and cities, others. Just like you mentioned that junk yard. I had somebody do a little research and said it's never been zoned to have that done. I mean, they should, do they have to clean it up, do they not have to clean it up? Got to get an attorney to determine whether they have to or not. But it, when you walk out there, it's made a huge difference to those homeowners.

Bob McCoy said well, I mean, if you look at downtown Winchester and I'm sure, I mean, we all had a lot of manufacturing at one time. So, I mean, not a block from the city building, we have manufacturing zone. So, technically, and Deb brought this up before, council never acted on it. We should have re-zoned. But, technically, if something burns in that manufacturing area, that technically, anything can happen. Anything. I mean, and obviously, you want everybody to be a good player and be a good neighbor, a lot of times, it doesn't come down to that, it comes down to this.

Missy said yeah. Like on the Brownfield grants that you and I are working on with Sydnee, you know, will they sell it? You try to get ahold of somebody who will explain to you who owns it, still owns it, incorporated and you can't get an.

Bob McCoy said yeah, you know, I'm dealing with that with multiple properties right now. Sentimental value, I don't know, but, why.

Missy said we need to have them cited if they're unsafe, if they have these huge.

Bob McCoy said and Meeks can tell you that's a process too.

Missy said yeah, I know.

Gary said all a process, yeah.

Bob McCoy said it's a very lengthy process.

Gary said okay.

Bob McCoy said thank you.

Gary said yeah, I guess small towns and even Winchester you know, urging them to buy the property to help out, I wouldn't have a problem funding that.

Chad Malicoat said sure, well I can make sure, and I'll send out that list. I'll get with, work with Danita here today, and make sure that list goes to everyone. I'll make sure that when she sends the email, she'll include all my contact information. So, that way, I'm happy to give you guys all a card if you'd like one here, so you can call me at any time.

Gary said you have a way to put a chronological chain of events schedule out? It would just help somebody to look at it and understand how this is happening, what's happening, and what's next?

Chad Malicoat said I can put together, it depends on what path you take, on what the order is on what you do. You basically, you have to decide which path you want to take. If it's the sale or if it's the transfer to, they each have their own chronological order. I can put something.

Meeks said there's, it's very technical. Like you have 30 days to send the first notice, then you have so many days after that, then if you don't do it within that amount, then you start over or you don't get it, right.

Chad Malicoat said it's all very highly regulated by the state statute.

Gary said oh, yeah, it should be.

Chad Malicoat said it absolutely should be.

Meeks said if you look at that statute.

Gary said okay.

Chad Malicoat said it's very highly regulated by the state statute that tells you exactly the order you have to follow.

Gary said you do that stuff for us, right?

Chad Malicoat said yes. You fail to do that order, then the judge will not.

Meeks said and that statute has been highly, highly litigated.

Chad Malicoat said and so that's why someone like, we're very familiar with John Madison and Defur and Voran for all, you know, all the cards on the table, he's my personal attorney in my real estate. I own several real estate and John Madison, and so we work with that. You know, those folks, they are specialists like John Madison and John Orlosky that used to be here, that did this for a reason. We have an in-staff council that we have. Matt is our in-staff council that you know, we work with state house in many of these cases. Alex Bruggenschmidt and some of those folks that, yeah.

Gary said and then there's the property that the cities don't want, the county don't want, that has to follow the process.

Chad Malicoat said yeah, because there may be some of those or the cities just may not want, in many cases, that they don't want, that's where enticing those neighbors may be a good option.

Missy said that's what Columbus is doing. Jacob Sipe is there now and that's what he's, he's going to change it since he went there. And the same thing, the city or county is going to say we have this program in effect, and then they can try to get ahold, they go talk to the surrounding land owners and say hey, would you be interested if this was a vacant lot. And so, they go through that process and they actually subsidize some of it, and do like Bob's doing, and the city or county goes in and tears it down, and or, gives them, the reason I came to that \$10,000.00, is they give the owner \$10,000.00 to tear it down themselves or the county or the city, in that case, it's the city with Jacob, tears it down. And then we already know who the owner is. We're going to transfer that, they're going to transfer that deed to them. I don't know exactly all the steps, but it's much, you do work down there. You do work in Bartholomew County.

Chad Malicoat said we do. We come, like I say, we do 86 of the 92 counties in the state of Indiana. So, we do work in, and each one has their own little option, like Bartholomew County, like Henry County that does the land bank, and others do land banks. Some, that run it through their RDC or their EDC. Do, somewhat of a program and, a blight program. So, each county has come up with its own option. But they still have to follow that state statute that the attorney was mentioning, as very regimented.

Gary said alright, I think the next thing for us, I don't need that time line, it would be way too complicated. We hire you to do that.

Chad Malicoat said that's why we're here to take care.

Gary said if you would give us a list of what's, the list, the address list of the properties, that's a good start.

Chad Malicoat said I will make sure you have my list, the list, you'll have my contact information and please feel free to call me at any time.

Gary said sure.

Chad Malicoat said I just live down, you know, I'm right outside of New Castle. I'm 35, 40 minutes away, so I'm happy to drive back up if you know, we need a work session or questions.

Gary said okay, good. Tom?

Tom said we need to set the minimum bid?

Laura said that's what I was going to ask him. How soon do you need that? Do you need it today?

Chad Malicoat said again, it's, we would need to know that in the very near future.

Gary said what is it now, 300?

Laura said 200.

Chad Malicoat said well, I think 200 has been your historical number that you've set the minimum bids at. And you have up until day of the sale to make that decision to remove a property, up until the day of the sale. Up until we start the sale at 10:00 a.m. that morning, you can opt to remove the properties. That's at, you know, obviously, it's a commissioner sale, it's conducted by the auditor. So, it's, you know, up until the point of the sale, we have the option to remove those properties. Once we sell the property, then you get gentleman over here to my right, your left, that gets involved if you have to make changes.

Gary said got you.

Chad Malicoat said because once we say sold, then it goes to the buyer.

Gary said from your experience, what is a good minimum bid?

Chad Malicoat said I see them all over the place. I have a county that will, like right now, I have a county that's set at \$50.00, because they just want to push it. I have a county that's just to the west of here, that set it at \$895.00. It's, but they also have 360 parcels to sell. So, they have, you

know, a lot more inventory. It's, there's no, there's no rhyme nor reason when it comes to these. 200 is a very reasonable number. It's a, our average is between that 2 and 500.

Meeks said can you do it as a percentage of the tax?

Chad Malicoat said you can do that. It just gets a little more convoluted. The only thing the state statute says is it must be offered at a lower price. I have a county that set the price at \$250.00 unless the opening bid was less than that, and then it's a dollar less than the original opening bid. So, in that case, they have about 200 parcels to sell. Most are at 250, some are at, as low as \$95.00. You know, it can be wherever, because then they're at a dollar less, because you do have to, by statute, offer it in the certificate sale for less than it was offered in the tax sale.

Gary said so will this slightly change the minimum bid for Randolph County make any difference?

Chad Malicoat said no. And again, the bid is negligible because it'll end up, we had a parcel last year that I sold in, well, we did the sale in Madison County last year and they ended up with about a \$170,000.00 in surplus. They got bids that were higher, that much higher than they were actually if they'd have just bought them in the tax sale. They could have saved \$170,000.00.

Laura said I'm going to say in my experience, we never hardly don't have a surplus.

Chad Malicoat said yeah, it's inevitable that in many of these cases, these parcels will start at \$200.00 but they may finish as several thousand, just because you then, some of these parcels have been on for quite some time and they have some pretty significant liens. And so, if you're offering the parcel at 5, 7, \$8,000.00, but you've now offered it \$200, you'll have people that are willing to pay 3, 4, \$5,000.00 for it, but they weren't willing to pay 8, \$10,000.00 for it. You know, and so, that's where you know, in many cases, we sell some at the minimum bid, absolutely, that will happen. But, it's not the norm. It's not like they'll just pay the minimum, especially if you can get into the.

Gary said okay, so, to move this along, because I think it's time to move this along, could we you want to leave minimum bid at 200 or change it?

Tom said I would just leave the 200.

Gary said I agree. Missy?

Missy said sure.

Gary said alright.

Chad Malicoat said alright. So, we will set the number at 200.

Meeks said you probably should vote on that.

Gary said oh, okay.

Tom made a motion to approve.

Gary said thank you. We have a motion to leave the minimum bid for a parcel at commissioners' sale at 200. Do we have a second?

Missy seconded the motion. All aye votes. Motion carried.

Chad Malicoat said okay, so, I will provide you guys, I'll make sure we'll pull this today and get it emailed to you. If they do, if the cities do have an interest in taking possession of the properties, we'll need to print out county certificates for you for those parcels and then it requires of the, a signature from the president of the commissioners and a resolution. Once the resolution passes, that's presented and the commissioner just literally signs the back of the property and reassigns the certificate, and then it's on the city of Winchester or any other city to take the vote from there, and we can run with it.

Gary said okay. Anything else?

Missy said I want a card?

Chad Malicoat said yes, I will get everybody a card before I walk out.

Tom said my biggest thing is how do we, or when do we notify adjacent land owners if there's properties that the cities are not going to take, what do we do to keep it?

Laura said do you have a form letter that you could share with Danita?

Chad Malicoat said we do. We could provide you with a form letter. We can even help do that for you, if you would like us to.

Laura said yeah, get with Danita.

Gary said notify the adjacent?

Chad Malicoat said yes, that's something that we can help with.

Gary said is that part of your contract to do for us.

Chad Malicoat said yeah.

Gary said well great. Do you do it already, or not?

Chad Malicoat said we can if you ask.

Gary said so, you don't do it now?

Chad Malicoat said we do not. I mean, but it's, we can.

Gary said you have to ask them too?

Chad Malicoat said yeah, we can help with that.

Tom said I'll make that motion.

Gary said okay, we have a motion to have SRI to notify adjacent landowners.

Chad Malicoat said I mean, obviously, you guys will be the one to pay the postage. Certificate sales are, they're losing propositions for everyone involved including us. Our fees on the certificate sales are 15%. We don't, it's not a money-making venture. We do this just to help the counties and help you guys clean up your books, because it just makes everything better in the long run. And so, these are not big money-making ventures. They're just to clean up the books and get everybody back on the tax roll. And then it just makes the tax sale smoother, and everything works better that way. So, yes, we can help you with that, and we obviously work well with Laura's office and you guys will, we just bill you for the postage. Unfortunately, the post office went up.

Gary said so, Meeks, would that motion to allow SRI to send these letters?

Meeks said I think they're just saying that they'll give you the form letter.

Chad Malicoat said we can do that too. We can provide the form letter to you or you can.

Gary said I would prefer you send it out.

Chad Malicoat said we can do that.

Gary said alright.

Chad Malicoat said alright, perfect.

Gary said alright, we have a motion. Do we have a second?

Missy seconded the motion. All aye votes. Motion carried.

Gary said thank you.

Chad Malicoat said you're very welcome. Guys, if you need anything else, please reach out. I'll get you a card here real quick.

Gary said okay. Thank you.

Gary Moore – EMS (Winchester bldg.) Flooring

Gary said Gary Moore.

Gary Moore said Gary Moore, EMS director. I just wanted to come this morning and ask that I be allowed to get some bids for replacing flooring at the EMS building in Winchester.

Gary said what do you have in mind for flooring in there, more carpet or?

Gary Moore said no.

Gary said okay.

Gary Moore said something that's very much easy to clean.

Gary said and durable?

Gary Moore said and durable, yeah. I would take recommendations from anybody I got the bid from or you guys too.

Gary said I agree with not getting carpet.

Gary Moore said yeah, yeah.

Gary said if you do you should use 2 x 2 squares.

Gary Moore said yeah, right.

Missy said I wouldn't put carpet at all.

Gary Moore said no.

Missy said laminate is the most durable.

Gary Moore said I think what happened out there, even in the office, I think they replaced the carpet and it wasn't a week or two from what I'm hearing.

Gary said you're right.

Gary Moore said there's some stains in the office where they come in. You know, with what we do, we need an access to easily clean. It's their home, their residence for 24 hours and they're all over the place. It's small. We might be able to salvage the carpet in the bedrooms, but.

Gary said I wouldn't, just go for it.

Gary Moore said just go for it?

Gary said yeah. Get rid of it.

Gary Moore said okay.

Gary said for me, just go get what you need quoted.

Tom said my question would be is what else, while you're doing this, needs done inside, because nothing's been updated in over.

Gary Moore said yeah, because it is an older, yeah. Let me check. One of the things I want to ask is the funding.

Gary said I expect we'll probably run that through commissioners Cum Cap.

Gary Moore said okay, okay.

Gary said my thoughts on it. Missy, what do you think?

Missy said I'm not trying to tell you what to put in, but laminate is so durable and it holds up and it looks really well. I think you should do what you need to do in there. You need to, I don't know if you need to work back through us, but do it, do what you want. But if there's anything else, get it updated, because it's, it would be nice.

Gary Moore said yeah, yep. That's where they live.

Gary said how's it going?

Gary Moore said great. Going great.

Gary said good. Wonderful.

Gary Moore said hopefully it is for you too.

Gary said anybody else? It is. Thank you, Gary.

Gary Moore said alright. Thank you.

Ed Thornburg – Utility agreements

Gary said next, Ed Thornburgh, county surveyor. Good morning Ed.

Ed Thornburg said morning. Utility agreements.

Gary said you are?

Ed Thornburg said I am Randolph County Surveyor, Ed Thornburg, 360 days to go.

Missy said not that you're counting.

Ed Thornburg said okay, I have utility agreements, three of them. One of them is for 185 foot of fiber, second one, 2 utility poles, and the third one is a couple hundred feet for a service drop to a co-op.

Gary said okay. We have work orders 26-1, 26-2, and 26-3. Somebody like to make a motion to accept the county surveyor's recommendation to accept this?

Missy made a motion to approve. Tom seconded the motion. All aye votes. Motion carried.

Ed Thornburg said alright, thank you.

Gary said and we'll see you in a little bit.

Sydnee Cseresznyes, RCU update

Gary said alright, Sydnee. RCU update.

Sydnee Cseresznyes said alright. Well happy new year everyone. I wanted to come in and do a 2025 end of year report for the organization and then talk about some goals for 2026. I'll just start off on that left hand side. So, when I took office, or when I took office, when I took this role, I was aware of three types of RLF programs and or grants that are pre-date COVID, that the organization oversaw. And what we learned within the first 3 months I was with the organization was that these funds were eligible to be released under RCU's oversight. So, we have spent quite a bit of time researching the status of these RLF programs and grants and figuring out how we can roll out our own and be a sustainable organization and asset to our business members. So, we had one RLF program through the office of Community and Rural Affairs. That's our only state level RLF program. And that was a COVID era, RLF program, so it's been about 6 or 7 years that that program has been working through OCRA. So, we just got approved to have those funds released. We created an application for the grant program. We're not allowed to transition it into another RLF program. They want us to spend that money down, and it has to speak to the COVID preparedness. So, before, it was COVID ready, not it's being prepared, given another pandemic were to happen. So, that application was approved. We have a couple leadership and finance committee meetings this month with RCU to kind of finalize what that program is going to look like, when we want the application window to be open and then I will come back to you all and present publicly.

Gary said will you identify yourself, please?

Sydnee Cseresznyes said oh, Sydnee Cseresznyes, executive director with Randolph County United. And so, we're moving along with that one. You'll probably see me, I would hope in February, early February to make that public announcement. The next program we are working on having released is our USDA. This program is over a decade old, from my understanding. We have a lot more flexibility with this one. We were able to get approval to have all of the fund released, funds released under our discretion. And we are able to come up with our own program, with our own criteria. It does have to speak to the Community Development block

grants that you are familiar with, but it is a lot more broad than what the COVID program, or the OCRA program was allowing us to do. And so, my vision for the USDA funds is to create another revolving loan program. We haven't hashed out whether we want that to be low interest, fully repayable. That's something our internal committees have to work out and what the eligibility requirements are. But we did get that approval just before the holidays. And so, that's on our immediate next step for our organization and our committees. The last program that we have is an EDA grant. This is almost over a decade old as well. The government shut down when we first started inquiring about where, what availability we had to have these funds released. And so, government opened and then the holidays happened, so we're in the process of filling out the application to have these funds released. But, we don't see any hiccups happening on our end. Moving on from that, READI 2.0 Missy, Commissioner Williams, I know that you're a part of the local steering committee, so, as you know, that Randolph County received a couple million dollars in READI 2.0 funding last year. And we, as Randolph County United organization, were tasked with finding a home for about one million of those dollars after the originally approved project did not move forward. So, we were tasked with creating a local steering committee of identifying eligible projects for that one million dollars, evaluating their eligibility and recommending the projects to the region. So, we had 3 projects that we awarded. Monroe Central Schools has a childcare center that they want to build out. Vision Corner has phase 2 and 3 of their project and that was in a previously submitted READI 2.0 project. And Cardinal Greenway has trail reconstruction in a portion of Randolph County. And so, these are the funding amounts that we have awarded to each of them and recommended to the Regional Steering Committee. The Regional Steering Committee approved these projects on December 2nd and these projects will move on to the IEDC for final approval. We expect those pre-commitment letters from the IEDC to come out before the end of the first quarter. So, that's one accomplishment that I'm very proud to say Randolph County United was able to achieve, is making sure that money stayed in Randolph County, to be able to be used for various economic development projects. There are quite a few other initiatives that we are working on in our organization. The most pertinent, I believe, is our Brownfield grant. Commissioner Williams brought this up briefly in one of her comments. So, we are working with BCA consulting on completing a Brownfield grant application in the amount of \$500,000.00. And so, we've been working over the last few months on collecting parcel information across the county. We have about 16 parcels and we only need 4 submit. So, we're in a really good position to have a really strong application. I am waiting on the last bit of information from one more city and then we plan to submit by end of business, probably next week at the very latest. BCA currently is reviewing what we have completed so far. That application was originally due in November, but due to the government shutdown, it pushed it back a few months, so the application is due at the end of the month. If we are awarded, we'll see that in the spring of this year and I believe that will go along nicely with your blight commitment that you guys have made at the county level. Over the last several months, we have identified several needs from businesses across the county. We have had about 2 dozen inquiries from small businesses across the county since I came on in May. And so, I think the need is really there for an asset or a resource in Randolph County that businesses can go to for help, whether it be funding opportunities, business consulting, work force needs. You know, we have had dozens of meetings on these issues, and right now, I feel like we're acting as a liaison of sorts. We have a really great relationship with the IEDC and state agencies in Indiana Small Business Development Center in Eastern Central Indiana Works. But, with having these grant programs and RLF programs released into our oversight, we can be

a true asset to some of our businesses and provide them with some of the funding that they may need to stay in Randolph County, to expand in Randolph County, to hire Randolph County folks. And so, I really am looking forward to having tangible outcomes hopefully for some of our smaller businesses this year as we get some of these grant and RLF programs rolled out. We've had a lot of interest and conversations as it relates to energy discussions in the county. It's not unique to this county either, I think, as you know, data centers and, it's kind of the buzz word of the year, if you will. And we hosted Secretary Suzie Jaworowski in November of last year, just to get her idea. It's her first year in this role as secretary under the new administration. And she is very interested in having good partners at the state level. Knowing where she can send business in the energy community, whether it be in the AI space or the Renewable space, or anything in between. She would like to know who the good partners are. And with Randolph County being such a, or having such a robust energy portfolio, I think that we could position ourselves as pretty well at the state level in this area. And I think my goal for the organization and the county as a whole, for 2026, is to just have some open discussions on what the county would like to see, and potentially what policies you would like to put forward. And RCU would love to be a partner in that process however we can. Commissioner Williams and I, I through this on their kind of at the end, Commissioner Williams and I talked about a fire equipment grant and that's potentially something that is available to fire departments in Randolph County and something RCU is exploring helping put the application together.

Missy said I've got some more information.

Sydnee Cseresznyes said okay, I appreciate that. We have, so, Ardagh, in Winchester, we were approached by their leadership a few months ago about an investment that they wanted to make in the community and Randolph County United acted as kind of a liaison between the company and Winchester in facilitating abatement negotiations. And it sounds like I saw Mayor McCoy earlier in here. I'm not sure if he's still here, but it sounds like that process is going along smoothly. There's been some public meetings on it. I know an agreement, I believe, has been written up, and so Randolph County, we were happy to facilitate some of those discussions as Ardagh is one of the largest employers in Winchester and we would like to keep them here long term. We were also approached by one of our longest running employers in the county, which is Cardinal Ethanol. They are in the process of applying for a carbon sequestration permit. And they needed a letter of support from the county showing county support. And we were able to provide that for them for their EPA permitting process. The other half of RCU obviously is the Chamber, and we crunched some numbers towards the end of the year and are happy to report we are up about almost \$11,000.00 in Chamber memberships. I would like to see that continue to increase by about 10% every year so that we can make sure we're encompassing all businesses in the county. And then, while the last point is not exhaustive, I wanted to highlight some of the initiatives or events that we attend in continued education conferences that we attend, both myself and the staff. I firmly believe in being seen, not just in the community, but in the state to make sure that we're at the table when we need to be and are connecting with the appropriate people. These are just some events and courses that myself and the staff have participated in. We set aside a budget so ensure our staff is able to attend continuing education courses as it relates to economic development and community development, so they can stay up to date with you know, relevant trends or tracking systems. And so that we can make sure that we also know what resources are available to the businesses as they're ever changing in today's economic

climate. So, I want to pause there because this has been all about 2025 so far, and when I first presented to you guys, the question was asked you know, are we going to provide results. And I think the deliverables that I just laid out are something to be proud of. This wasn't a one man show. This is, we're running on a lean 3-person staff, and this couldn't have been done without Ruthie and Carrie McCoy as well. So, if there is something that's not on here that you would like to see going forward, I would love to have dialogue or feedback on some of that. I didn't know if anybody had.

Missy said I want to add one thing to that. A while back, I visited the state house for some discussion with 2 of the offices and learned that you had been in there immediately, or soon as I had. And so, when I went in, it was nice. I appreciate you doing that because it made it a little easier to kind of argue for rural Indiana and you're doing a really good job at the state. And they, Tom and I talked, we're blown away, I guess down in French Lick, how people packed standing room only to hear your legislative update, because no one else could give it to us. And we were all asking, what does all this mean? And you laid it out there pretty good. But, I don't know if you knew that I was going to be there a little bit before you and so you followed in there to back me up. I appreciate it.

Sydnee Cseresznyes said yeah, absolutely. As you guys know, well, as you may know, the legislative session officially started today, technically officially started in December. But, today is the first statutory day that the General Assembly came back in. I am, while I'm not your lobbyist, I obviously have that hat on as it relates to representing local units across the state. And I think it'll be important for your body to pay attention to what's coming down the pike. You know, there's going to be Senate enrolled act 1 cleanups this year. We're preparing for probably some township reform, things like that. So, it's good to stay engaged and we were happy to have you at the County Commissioner Conference.

Gary said on the READI 2.0, like Monroe Central's schools Vision Corner, where is the matching money coming from? How much matching money is it going to require to get this?

Sydnee Cseresznyes said it's a one-to-one public match. So, the Monroe Central Schools, their project, and I apologize, it's been a couple months, their project total cost was 1.5 million. And so, we, it's supposed to be a one-to-one public match, but then you're supposed to have a four-to-one public, private partnership match. So, you have, we gave them 650,000 or awarded, recommended that we award them 650,000. That is a \$100,000.00 short of what they needed for the one-to-one match. They want to get a bond for the 750,000. And so, the reason we did that was to incentivize some private investment. It sounds like that she got 2 donors. I have not solidified the names of those 2 donors or the amounts of the money. But it was to incentivize that private partnership match. Vision Corner, their ask was actually significantly higher than this, so they have quite a bit of money left over from several grants. I mean, their investment sheet was pretty long. I don't know exactly what was used in READI 1.0 and what was left over from before, but they had a Community Development block grant. They had a donation of the building from the RDC and several other line items. And then Cardinal Greenway had a grant for \$8,000.00, I believe.

Gary said will Monroe Central Schools take care, that's going to be run by the Monroe Central school corporation?

Sydnee Cseresznyes said I believe so, yes.

Gary said is that daycare open to the entire public?

Sydnee Cseresznyes said yes.

Gary said and, on the grant, \$500,000.00 Brownfield grant, is that going to require a match?

Sydnee Cseresznyes said no. And so, RCU, given we are awarded, would be the administrator of that grant. We would obviously want to work pretty closely with you guys as you guys are welling out your blight program in making sure that if we needed to do Brownfield assessments first, and then blight, you know, we can do that in tandem with each other to make it a streamline process.

Gary said they could, I guess, to your knowledge, to answer my question fully, these READI 2.0 projects are funded?

Sydnee Cseresznyes said yes, pending the pre-commitment letter.

Gary said I know it's all pending on whether it's allotted out or not, but all the recipients here are already backed up by funding if they get it?

Sydnee Cseresznyes said yes, from my understanding, yes. They had to prove that.

Gary said okay.

Sydnee Cseresznyes said so, looking ahead to 2026, so, on the left hand side, you'll see, you know, the grant and RLF program roll out. Brownfield projects, READI 2.0, reallocations. Those are 2025 initiatives that we will be working on in 2026. As far as new initiatives that I would like to work on this year, so we have officially rolled out our business retention and expansion program that'll start this week. There're 2 buckets to that. You know, obviously, we have the Chamber underneath our umbrella, and so, we have a business retention and expansion program for Chamber members specifically, and we also have one that we're rolling out for businesses across the county. And so, we would like to create a data base of interviews, if you will, or interactions with all our employers, all the way from you know, our hospitals and the Ardagh's of the world down to our small mom and pop shops. Understand what the needs are and what the trends are in our community, both from an opportunity standpoint and a resources standpoint. And that's something that is an all hands on deck effort, that will take engagement from myself and all of the staff.

Gary said what you were saying, are there 2 levels of support from RCU for a business, one who pays Chamber of Commerce and one who doesn't?

Sydnee Cseresznyes said so, levels, no, it's the same level of support, but I'm separating, I'm separating. It's the same database.

Gary said do they get the same professionalism out of the office, whether they're part of the Chamber or not?

Sydnee Cseresznyes said yes, absolutely, yes.

Gary said no discrimination whatsoever?

Sydnee Cseresznyes said no, no. The only difference you would notice in our questions is what would you like the Chamber to, what more resources would you like the Chamber to provide you? It has nothing to do with the resources that we can provide as Randolph County United. That part is open to absolutely everybody. We want to make sure that our Chamber programs are efficient though. And so, that's why we have some of those questions for our Chamber specific businesses. Site readiness and resource alignment. So, where I would like to go with the organization, you know, we have a lot of discussion in our board meetings and just in our organization in general about marketing to the region. And this Brownfield grant I think is the first step along with your blight commitment to creating a database of what the county actually has available. I'm not sure we have a lot right now, to say come build a manufacturing facility here. I think there's a lot of steps that have to happen in order to get there. But I would like for a very ambitious goal in 2026, to have kind of database, if you will, that we can provide to the state and we have our sight selector profile, and things like that. But I would like to bolster it a little bit and position the county in a way where we can attract multiple kinds of industry that are appropriate for us, and not just industry, but housing too. And I'll kind of get to that in a second as well. So, along with attracting businesses, you know, housing has been a pretty big discussion that I have heard amongst our board, amongst community members. You know, as you know, Senate enrolled act 1 really does tweak the incomes or revenue generation capabilities of local units of government. And so, it's not just property taxes, it's local income tax. It's the whole gamut if you will. So, having people who live here and work here, but live here is important for your tax base. And in order for us to attract the appropriate individuals, we need to know what kind of housing we need. And so, I have two kinds of plans I would like to do this year. One, being a strategic plan, and I won't go over that too much, because I've gone over it quite a bit in my updates. It's kind of an all-encompassing plan. It's not as high level as a comprehensive plan is. A strategic plan is typically between a 5 and 10-year plan that is a little bit more narrow in the buckets that they focus on. I think housing would be one of them, housing and infrastructure. But I think what would come out of that plan would be under the housing bucket, would be the need for a housing study. From my understanding, the county or RCU, at one point, went down this path and didn't complete it.

Missy said yeah. It's a regional, it was a, the job of our regional districts, I mean down to Rush County, everywhere that included, and that's probably from 2015, probably at least 11 years old.

Sydnee Cseresznyes said so, what I would like to see is a housing study done for Randolph County specifically, because we don't know if we need, this is just one example, I'll move on, but we might have a high you know, aging population. And maybe we don't need single family

homes. Maybe we need duplexes or a senior living home, so the aging population can move into a certain type of housing and then free up single family homes for smaller families or growing families to move into. And so, I think instead of just throwing darts at a wall, having a well put together housing study would be beneficial for the county, so we know exactly what we're looking for. Then we can begin to have those conversations with the appropriate parties about what we need to see in the community to attract the right individuals. So, outside of that, you, I have talked about commissioner and APC engagement. That is kind of a rollover from last year, but I would love to just have a discussion, an open communication line between the 3 bodies so RCU can be in you know, a resource wherever is appropriate. And then public, private partnership opportunities, this kind of bleeds into the strategic plan idea. You know, we're an extension in part of this body and so I want to make sure that we remain good partners and have that open line of communication. I know that we have a commissioner representative and a council representative on our board. I pride myself in being easily accessible and you can pick up the phone and call me anytime. I want to make sure that that relationship continues, and we can bolster it as much as we can. And so, I just kind of want to leave that on the table as I close out my presentation. And that I look forward to 2026. We had a lot of foundational work to do in 2025, and so I'm excited to see the outputs of some of these efforts in 2026.

Gary said on the housing study, we just spent money and had the housing hub in here. I've yet to see a housing study for Randolph County that's applicable to our town. It is just constantly a bunch of data drawn in across the region, and here you go. And I never see it personally help our county yet. And the housing hub, we got out of it. It didn't do anything. I know you weren't there all the way through that, but concerned the more housing plans, doesn't build the first house.

Missy said I've been reminded, I think there was a housing study in 2021. We just need to find that and see.

Sydnee Cseresznyes said I was told it wasn't done. I don't know if there was a final part but let me do some digging. This is something that again, it's a 2026 plan, I was at the Indiana Economic Development Association Conference a couple weeks ago, in mid-December, before the holidays. And this was a topic and it kind of brought that up to the top of mine, and said well okay, if we want to get serious about infrastructure, you know, if this, then what, right.

Gary said we even been through the make my move. Where's that at now?

Sydnee Cseresznyes said at the state level?

Gary said yeah.

Sydnee Cseresznyes said I think the, I think it's actually a really good question. The funds are still there, from my understanding, whether or not that was a line item in the last budget to be funded, because I think it's through the IEDC, I don't know if that's a specific designated line item or that was something that they came up with. And, as you know, they've had quite a significant restructuring. So, I think that's a pretty fair question on where that stands today.

Gary said well we didn't get involved, so I was just curious if it ever got off the ground. I don't agree with it. I'm not going, me personally, I'm never going to be a person that ever agrees with such a thing, but I just don't want a bunch of pie in the sky housing stuff. Unless somebody can give us some kind of data, some kind of building plan that helps the people of Randolph County build more houses, then it's just really wasteful time in my opinion. Housing is not a waste of time. Some of these studies are.

Sydnee Cseresznyes said I hear you. And I would be, I would absolutely want to be intentional about that if we go forward.

Gary said alright. Tom, you have anything for Sydnee?

Tom said Eastern Indiana Regional Planning Commission, that's, what's the benefits of us being part of that?

Sydnee Cseresznyes said are you talking about Forge ECI?

Missy said no

Sydnee Cseresznyes said I'm not on the Eastern Regional Planning Commission.

Missy said I served on that this year.

Sydnee Cseresznyes said oh, okay.

Missy said and it is, correct me on this, I think it's a 9-county region. It's existed for quite a while. Used to, Laura reminded me that you had to be in that to be able to apply for some state grants. You had to be in your regional district.

Gary said I thought READI was attached to it.

Sydnee Cseresznyes said that's what I'm a part of Forge ECI.

Missy said who are the counties that's listed?

Sydnee Cseresznyes said and it is 9 counties Forge ECI is. I don't, I saw that on the agenda. Missy, I'm not sure. Is it Caitlyn that's a part of?

Missy said Caitlyn?

Sydnee Cseresznyes said Hancock. She took over from Trevor.

Missy said no, the one I have had gone to.

Gary said EIRPC.

Missy said yeah.

Gary said Eastern Indiana Regional Planning Commission in certain counties, Fayette, Henry, Randolph, Rush, Union and Wayne. Why do we need to be part of that?

Sydnee Cseresznyes said I do not participate on that board. If you're asking about Forge ECI, I could speak to the benefits of that, but I'm not sure they're the same thing.

Missy said I think the intent was really good in starting it and continuing. And I went to some of them when I was with Randolph County Economic Development and they were a little more substantial. The last one that I attended at Union City, I think 6 people showed up. And that was it. And we basically had lunch and you know, some general things that we've talked about before. I'm not going to make those trips to go to those meetings any longer, and there is a financial obligation to that. What do you suggest that it might be? Which, I mean, do you know of a group, other than the regional one that it has, it's really served some really good purposes. If you needed to apply back in you know, 2016 through 2022, whatever it was, you had to be a member of that to be able to apply for certain grants. That is not any longer true.

Sydnee Cseresznyes said well, I can't speak to that commission.

Missy said I know.

Sydnee Cseresznyes said I can tell you that I'm a part of Forge ECI.

Missy said I was back when I was over there.

Sydnee Cseresznyes said right. And I think it's a great resource.

Missy said I do too.

Sydnee Cseresznyes said I.

Missy said Caitlyn has done a lot.

Sydnee Cseresznyes said Caitlyn is fantastic. I mean, we have some pretty awesome Economic Development professionals in the county. And it's been really, it's been great for me to connect with them, because it's not about recreating that wheel. It's about learning best practices, and because we're all in the region together, we all have similar resources and challenges opportunities. So, it's really nice to be able to get together. I'll see them twice this week to talk with them. So, I think that's beneficial from that standpoint. I would be interested, I can't answer your question, but I would be interested to know the difference between what you participate in and what I participate in, because I know that there is a financial commitment that we have to Forge too, and I believe RCU pays it.

Missy said back in the day, if you, to apply for grants, you needed to be a part of that. And it was a little, the housing was a big component of it, the meetings that I went to and Commissioner

Wickersham went to also. It was how do we get housing? How do we get the funding for housing in our region and in our county? And I thought it was beneficial. But then I only attended a couple of them because Mr. Wickersham obviously, covered all that. But, there's, it's great intent. I don't want anybody to get me wrong. And you know, it's good to sit down with Rush County anytime and discuss how are they doing the things they're doing. But it wasn't part of the meeting. It was part of afterwards, as we were walking out, and were heading off to another, you know, to see what Rushville did taking over the former Walmart and turned it into a city center, which has been phenomenal.

Sydnee Cseresznyes said so, I'm sorry, I'm just writing down the name of the commission. I, Sydnee Cseresznyes' opinion, I think that the new administration is probably going to restructure some things anyways, as it relates to READI, as it relates to statewide grant programs. It's not a great time to be a grant writer in the state of Indiana, just because of the federal government cutting some programs, and the state having such a budget shortfall, these next 2 years are going to be tightening the shoelaces, if you will. And so, I, again, I don't have a recommendation. But, I think that it sounds like from what I'm hearing you say is that applying grants, the ability to apply for grants and potentially get some advice on how to apply for them, was tied to the benefits of this commission. And if those are no longer there, I think you're asking a fair question. Again, I don't know the difference between that and ECI, Forge ECI, which is what I participate in. I know, since I have been a part of Forge ECI, has been, it has been READI 2.0. I mean that is, that is the.

Missy said it was always really beneficial before. I mean it's.

Sydnee Cseresznyes said right. So, maybe that's more broad. Maybe the commission's more broad. It's not just READI, it's opportunities across the board. I would like to say that FORGE ECI does a pretty good job of having a full scope discussion.

Gary said okay, so the answer to Commissioner Kerns is you don't know and that's fair. So, we still don't know if we should be involved in it or not. The fee is what, 9,000 and?

Missy said 9,000

Gary said I think, in my opinion, if we're going to pay this, they're going to have to convince me why it's worth the money. So, we don't know yet. Anyway, what else, Tom?

Tom said that's it.

Gary said Missy, anything final?

Missy said no.

Gary said I don't either. Thank you, Sydnee.

Sydnee Cseresznyes said thank you.

Other Business:

Art Moystner, Randolph County Sheriff

Gary said and Sheriff Moystner does not have anything for the commissioners.

Minutes of December 11, 15 and 29 meetings

Gary said so, now we're up to the minutes of December 11th, 15th and the 29th. Somebody like to make a motion to accept all three of those sets of minutes?

Tom made a motion to approve. Missy seconded the motion. All aye votes. Motion carried.

Leap Managed IT Microsoft subscription renewal claim \$30,584.69

Gary said okay, we've got the Leap Managed IT Microsoft subscription renewal claim, \$30,584.69.

Tom made a motion to approve. Missy seconded the motion. All aye votes. Motion carried.

2026 Annual Appointments

Gary said we have the commissioners' appointments and need to approve them. Does anybody see any changes that they want to do, or would you like to approve the list as it was laid out last year? So, has everybody had time to look at them? I mean, we've got the airport board, everything is good there. Alcohol Beverage Commission board, still with Paul Faddis. Area Planning board, Tom Kerns. Area Planning citizen, Don Calhoun. Area Planning director, Debra Johnting. Building maintenance supervisor, Jake Donham. Building commissioner, Robert Jessee. The BZA board/citizen members, Drew Cleveland and Jon Peacock. Community Corrections board, Missy Williams. Computer committee, president of commission and council, IT personnel, Auditor and Treasurer. County attorney, Meeks Cockerill. Economic Development board. I am on the Economic Development board, do any of you want that?

Missy said nope.

Gary said okay. Eastern Indiana Regional Planning Commission, Missy Williams. Emergency Management 911 director, Chris Shaneyfelt. Emergency Management Advisory board, Tom Kerns. Emergency Management District 6 Planning council, Jennifer Hendrickson. Emergency Management District Planning Oversight, Tom Kerns. Emergency Medical Services director should switch from Brad Mullens to Gary Moore. Agreed?

Tom said yes.

Missy said yes.

Gary said 4-H Incorporated & Extension, Missy Williams. Grievance complaints, president of the commissioners. Health Department director, Kenneth Sowinski, MD. Health Departments, Mindy Wunningham, Health Department board, Kelly Campbell. Health Department board, Kathy Wallace. Health Department board, Jimmy Tharp. Health Department board, Phillip Howell, DVM veterinarian. Health Department board, Joe Edmonds. Health Department board, Samantha Morris, Nurse practitioner. Highway supervisor, Jay Long. Highway office

administrator, Jaycie Bergman. Insurance committee, Missy Williams. Internal Controls oversight, commissioner president, council president and 1 member, the Auditor, Clerk and Treasurer, which is right now, myself, Dave Lenkensdofer, Todd Holaday, Laura Martin, Mindy Peed, Brenda Tharp. L & M Regional Water board, Lorra Dee Jessup. Local Emergency Planning commission, Tom Kerns. Personnel committee, Tom Kerns. Randolph County Central Dispatch, Tom Kerns. Randolph County Redevelopment commission, Brody Tarter, Rolland Abraham, Jentry Flesher. Region 6 Executive Council (Work One), Missy Williams. Solid Waste is all 3 commissioners. Tourism Board, Jeanette Sickels, Jim Nunez, Owen Griffith, Anita Hines, Rosalinda Winningham-Shoemaker, Janette Ulloa. Veterans officer, Bethany Sibert. Farmland Public Library, Caitlin Newton. Ridgeville Public Library, Kay Scheel, Roberta Kay Scheel. Ridgeville Public Library, Suzy Renee Moore. Union City Library, Ryan Prinkey. Washington Twp. Library, Sharon Abshear. Washington Township Library, Heidi Gullet. Winchester Community Library, Sadie Wright. Winchester Community Library, Stacy White. Liaisons, annual. Liaison for the Airport, Missy Williams. Liaison for the Jail and 911, Tom Kerns. Liaison for the Health Department, Missy Williams. Liaison for the Highway Department and EMS, Gary Friend. Liaison for the Court House and Community Corrections building, Tom Kerns. Liaison for the RCFFO building, Tom Kerns. Liaison for Soil and Water, Gary Friend. Liaison for Winchester, Missy Williams. Liaison for Union City, Tom Kerns. Liaison for Farmland, Gary Friend. Liaison for Lynn, Tom Kerns. Liaison for Saratoga is Tom Kerns. Liaison for Parker City, Gary Friend. Liaison for Modoc, Missy Williams. Liaison for Losantville, Missy Williams. Liaison for Ridgeville, Gary Friend. Liaison for Albany, Gary Friend. The only correction I see is adding Gary Moore instead of Brad Mullens. Otherwise, would somebody like to make a motion to accept this list

Tom said I've got a question.

Gary said yes, sir.

Tom said L & M Regional Board, it says that term expires. Does that mean you're just renewing?

Laura said who is that?

Gary said Jessup, board.

Laura said I don't know her. Mike Wickersham is the contactor every year to see if she still wanted to do it. I don't even have a contact as far as I know.

Gary said I talked to one of them last year to see if they wanted to stay on. Do you have a contact for her?

Laura said I don't know if I do. I'll check.

Gary said if you do have it, would you reach out to her for us? Providing she wants to accept it, would somebody like to make a motion to accept these names as?

Tom Kerns said I have one more.

Gary said one more, okay.

Tom Kerns said Airport board, Tyler Martin expired.

Laura said yeah, so someone needs to reach out to Tyler to see if he still wants it.

Tom Kerns said or if we want to appoint somebody new.

Gary said well, our ADA Title IV for Joe Copeland.

Tom Kerns said Joe Copeland, yeah. I assume Joe would continue on.

Gary said Joe, you'll continue on the ADA Board?

Joe Copeland said the what board?

Gary said the ADA, Title VI.

Joe Copeland said yeah.

Gary said okay. Missy, are you familiar with Tyler Martin being our liaison to that board?

Missy said no. Oh, Tyler Martin, yes, I have seen him there a couple of times. Yes, yes, I have.

Gary said okay. You think you could reach out to him and see if he's going to stay?

Missy said sure, sure.

Gary said thanks for catching those, Tom, before I move on.

Tom said well we have one more, so, Jon Peacock on the BZA.

Laura said I have paperwork here from Debra on that. So, Jon Peacock is currently serving one year, serving as one of your appointments to the board. His current term ends December, so he would need to be reappointed for the next 4 years. So, I'm assuming by her note that he's willing to stay.

Gary said I'd just as soon leave him on it.

Tom said I would too.

Missy said uh huh.

Gary said so, we have, right now, we have Joe Copelands appointment resolved. Missy's going to check with Tyler Martin, you will get me the information for Lorra D. Jessup.

Gary said yeah, anything else? Missy, do you see anything wrong here?

Missy said no.

Gary said okay. Would somebody like to make a motion to accept all these names with us checking in to the 3 outstanding appointments. So, those 3 are appointments have expired and we will roll them over if they want it. If they don't, we'll have to come back and do it.

Tom made a motion to approve. Missy seconded the motion.

Gary said does that sound alright, Meeks?

All aye votes. Motion carried.

Gary said alright, somebody want to make a motion to appoint Jon Peacock for a new 4-year term?

Missy made a motion to approve. Tom seconded the motion. All aye votes. Motion carried.

County Attorney Contract

Gary said okay, next up, County Attorney Contract. Somebody like to make a motion to approve our county attorney's contract?

Missy made a motion to approve. Tom seconded the motion. All aye votes. Motion carried.

Eastern Indiana Regional Planning Commission (tabled from 11/17/25, 12/11/25, 12/15/25)

Gary said Eastern Indiana Regional Planning Commission.

Laura said it is due.

Gary said it is due. I'm not in favor of paying it. So, do you want to table it for one more month or just say no, enough? Missy?

Missy said I think it's moved on to other organizations that could serve us better.

Tom said I think with RCU being part of that ECI, it's kind of a double.

Missy said that's what I'm thinking.

Gary said so, I'm going to ask for a motion not to pay that claim to continue on. Somebody like to make that motion for Indiana Regional Planning Commission?

Missy made a motion to not pay the claim for the Indiana regional planning commission. Tom seconded the motion.

Gary said we have a motion not to continue. We have a second. All those in favor, signify by saying aye.

All aye votes. Motion carried.

Laura said did you contact them?

Missy said I don't know who to contact.

Laura said yeah, I don't know either. You're on that board.

Missy said the older gentleman.

Meeks said he will be called.

Gary said don't worry, they'll contact us.

Laura said yeah, wanting their money.

Elected Official Bonds

Randolph County Government

Laura Martin – Auditor

Jane Grove – Recorder

Brenda Tharp – Treasurer

Art Moystner – Sheriff

Darin James – Coroner

Melinda Peed – Clerk

Gary said alright, next up, Elected Official Bonds, Randolph County Government. Laura Martin, Randolph County Auditor, Jane Grove, Recorder, Brenda Tharp, Treasurer, Art Moystner, Sheriff, Darin James, Coroner, Melinda Peed, Clerk.

Missy made a motion to approve. Tom seconded the motion. All aye votes. Motion carried.

Winchester Animal Shelter Report

Gary said okay. Winchester Animal Shelter Report, the mayor has given us a report. Anybody have any questions on that report? Okay. I do not.

Hartman and Williams LLC agreement

Gary said Hartman and Williams LLC agreement.

Laura said this is a company the Auditor's office uses to do the depreciation on our capital assets.

Gary said this is a renewal?

Laura said yeah, and I thought we already signed it, but I cannot find the signed copy, so, I'm going to ask you to reapprove it.

Gary said okay. Somebody like to make a motion to reapprove this contract?

Tom made a motion to approve. Missy seconded the motion. All aye votes. Motion carried.

<u>Transfer of Funds</u>	<u>From</u>	<u>To</u>
\$884,617.12	NLT Vision Trail	Headwaters II

Gary said and this is a transfer of funds?

Laura said yeah. Normally, you guys don't do it, but this is transferring the money that we were going to use for the Vision Trail. It did not happen.

Gary said right.

Laura said transferring it from that Vision Trail back to Headwaters II.

Gary said so, we have a transfer of funds, \$884,617.12 from Vision Trail back to Headwaters II. Somebody like to make approval of transfer?

Tom made a motion to approve. Missy seconded the motion. All aye votes. Motion carried.

Gary said okay, Missy, anything for the commissioners this morning?

Missy said no, I can't think of anything.

Gary said Laura?

Laura said no.

Gary said Tom?

Tom Kerns – funding for repairs at the RCFFO Building

Tom said yeah, one thing. Jake is on here. He had a mechanical problem over at the old hospital. I have a couple estimates here. He had a water line, on the ground pump burst and it damaged the pumps for the heating. He needs three, two of them need replaced of the three. The quote is said it could not be repaired, they were two generations old. The parts aren't available. So, the price to repair it was a \$20,580 quote to do this repair order, which would take a big chunk of his budget for this year on the first week of the year. So, he wanted to ask if we could pay this out of the Commissioners' Cum Cap or something?

Gary said I think so. Would you like to make a motion for that?

Tom said yes.

Gary said we have a motion to pay this out of commissioners' Cum Cap. Any input, Missy, or a second?

Missy seconded the motion. All aye votes. Motion carried.

Gary said that number is \$20,580.00. Anything else?

Tom said that's it.

Gary said I don't have anything. Meeks?

Meeks – Meridian Services lease

Meeks said I wasn't sure if Laura is going to bring it up about the office building lease for the community and family service?

Laura said you didn't send that to me.

Meeks said I didn't know what the, I didn't know what they're going to want to charge, Meridian. I had it ready, but I didn't have a price.

Laura said well, so, Meridian Services is taking over the WIC, what was Community and Family Services. They cancelled their contract back in October. So, they would like to have a contract, and I've asked Meeks to draw it up, but apparently, I didn't think about how much you guys wanted to charge for it.

Meeks said yeah, I mean, we have one here. I can tell you from December 2024 to November of 2025, it was \$10.00 a square foot and was like 1,117 square feet.

Gary said I'd like to stay at that. Missy? \$10.00 a square foot?

Missy said what are we charging the Journey Home?

Gary said \$7 this year and \$10 next year.

Missy said so, I say we go with it.

Meeks said okay. So, \$10.00 a square foot. How long did they tell you how long they wanted it leased for?

Laura said I can email him and get back with you.

Meeks said and then whenever, okay. So, we'll make it a 1-year lease unless we hear something different.

Gary said yeah. I guess they could go up to 3 though, right?

Meeks said well yeah, whatever you guys want to do. If you go over 3, then there's hurdles we have to jump through. So, we'll do a 1-year lease for 10 unless they come back with something else.

Laura said I'll send them an email.

Gary said okay.

Meeks said if you copy me on the email, I can then send them a copy of the lease.

Gary said so, we have a motion and a second, we take a vote on that? Did you second that?

Tom made a motion to approve \$10 per square foot for the lease. Missy seconded the motion. All aye votes. Motion carried.

Meeks said the other thing, I do not know if I'll be here at the next meeting. If you guys need anything, let me know. I'll know Friday about midnight if I'm going to be here or not.

Citizen Comments (3 minutes)

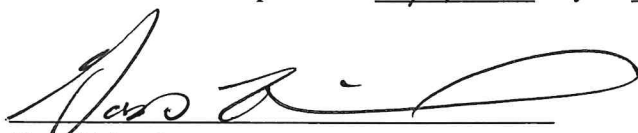
Gary said alright. Anybody in attendance today have anything to bring forward to the commissioners?

Adjournment

Gary said seeing nobody, would somebody like to make a motion to adjourn?

Missy made a motion to adjourn. Tom seconded the motion. All aye votes. Meeting adjourned.


Reviewed and accepted this 19 day of January, 2026



Gary Friend



Tom Kerns



Missy Williams

ATTESTED: 

Laura J Martin, Auditor

