

HUEDC
BOARD OF DIRECTORS
ATTENDANCE RECORD

DATE: April 21, 2026

TIME: 6:30 p.m.

PLACE: 500 West Main Street, Mitchell, IN

MEMBERS PRESENT

Clara House
Sharon Mitchell
Bill Mitchell
Mary Alice Brown
Angela Crecelius
Angela Turpin
Martha Fields
Greg Taylor
Nancy Miller
Charlotte Speer
Gerald Montgomery
Janie Johnson
Rosie Winger
Vicky Bauernfiend
Stacey Bowling
Rick Beaty
Bob Jones
David Dedrick
Reita Nicholson
Ava Kinney
Max Bedwell
Lana Sullivan

MEMBERS ABSENT

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| Pam Holzbog | E |
| Sara Luallen | A |
| Herman Campbell | A |
| Janet Harrison | E |
| Richard Dixon | A |
| Karan Jones | E |
| Craig Jones | E |
| Seth Purlee | A |

* Alternate
A Absent
E Excused Absence

STAFF PRESENT: David Miller, Angela Walls and Angelia Owens

GUEST PRESENT:

HOOSIER UPLANDS ECONOMIC DEVELOPMENT CORPORATION
BOARD MINUTES

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DATE: April 21, 2026

- I. CALL TO ORDER: The meeting was called to order by Martha Fields, Chairperson.
Opening Prayer
- II. ROLL CALL/ESTABLISH QUORUM: Roll call was done by Angelia Owens. There were (22) members in attendance. A quorum was present.
- III. APPROVAL OF PREVIOUS MINUTES: No corrections or questions.

Sharon Mitchell made the motion to approve March minutes. Janie Johnson seconded the motion. MOTION CARRIED

IV. FINANCIAL REPORT –February Report

David Dedrick made the motion to approve the February Financial Report as mailed. Bob Jones seconded the motion. MOTION CARRIED

V. OLD BUSINESS: N/A

VI. COMMITTEE REPORTS: N/A

VII. EXECUTIVE DIRECTORS REPORT: David Miller

REQUIRING BOARD ACTION

1. Re-Affirm CDIP Board Support

The Hoosier Uplands Community Development & Improvement Program (CDIP) was established in 2012 and is a locally funded program that provides funding to cities, towns, counties, and non-profit agencies or businesses, located in Lawrence, Orange, Washington, Martin, and Crawford Counties. This program may provide all or part of funding for a project that is shown to enhance or revitalize downtowns and neighborhoods, promote economic development/job creation, improve living conditions or community resources, increase handicap accessibility, assist public safety, or decrease blighted areas. Since its inception, CDIP has provided over \$4.2 million in projects to over 100 other agencies, cities, town, schools, police, fire, and non profits.

The CEO is recommending that we continue to provide this program (as funding allows) and that the Board re-affirms its support.

Reita Nicholson: Do we have a limit on how much we can or will donate per year?

Daivd Miller: Yes and no. When we originally started the Board said \$300,000 but since then it has fluctuated. I could see it going forward being a lot less per year.

Following discussion, Gerald Montgomery made the motion to approve the recommendation of the CEO to continue to provide the CDIP program as funding allows and to re-affirm the Board's support of it. Stacey Bowling seconded the motion. MOTION CARRIED

2. Board Consent to Apply for Springtown Rehab Funding (if feasible)

The CEO would like the Board approval to submit an application for tax credit funding for rehabilitation of Springtown Apartments in Marengo if the project is found to be feasible.

Following discussion, Rosie Wininger made the motion to approve submitting Lana Sullivan seconded the motion. MOTION CARRIED

INFORMATION ONLY:

1. A copy of the 2025 Annual Report was given out to each Board Member to review.
2. The CEO informed the Board of the resignation of Natalie Powell, Director of Housing and Community Development, who had been with the agency for 27 years. Angela Walls was promoted as the Director and she has been with us for 14 years.

Angela updated the Board on the Limestone Edge Apartment project in Bedford. The project consists of 32 units for those 55 and over with 8 of the units fully furnished for those that are homeless. These units are Permanent Supportive Housing (PSH) and we had our first tenant move in last week. We currently have over 80 people on the waiting list.

Reita Nicholson: Is there a limit on how long the homeless can stay?

Angela Walls: No, they sign a 12 month lease and can live there the rest of their life.

Martha Fields: How do you decide? Is it first come first serve?

Angela Walls: For tax credit it is first come first serve. We have started at the beginning of the list and are working our way through it. The only units furnished are the homeless units. The names for the those units are pulled from the coordinated entry list out of Bloomington but if anyone lives in areas such as Lawrence or Orange counties they can be referred to the coordinated entry because we are all in the same region.

Bill Mitchell: How do you handle the deposits?

Angela Walls: Strictly for our Permanent Supportive Housing (PSH) units we have waived the fees. All other units we can set up a three month payment agreement if they do not have the money for the deposits. We also have a Resident Service Coordinator

on site at Limestone Edge who is really good with our resources. There is a lot of resources in Bedford who will help with deposits.

Martha Fields: The homeless for the 8 units, how do they know to apply?

Angela Walls: There is a coordinated entry list that is ran for our region through Beacon Services in Bloomington. They have Resident Service Coordinators that go to the homeless camps, to the missions, and soup kitchens. I am not part of the meetings and we give our specifics on what we are looking for and they refer people that will qualify to live there. Natalie set up a qualification list they have to meet in order to live there.

PROVIDED MATERIALS

- Program Director's Board Reports
- News/Other

VIII. ADJOURN

Rick Beaty made the motion to adjourn the meeting. Gerald Montgomery seconded the motion. MOTION CARRIED

Reita Nicholson, Secretary

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