

**MINUTES OF THE ANNUAL
2026 ORGANIZATIONAL MEETING OF THE TOWN OF
ORLAND REDEVELOPMENT COMMISSION**

The Town of Orland Redevelopment Commission met in the Town of Orland Community Building, 9535 W. State Road 120, Orland, Indiana on the 12th day of January 2026, at 6:00 p.m.

The meeting was called to order by April Sanders, Clerk-Treasurer of the Town of Orland and Treasurer of the Orland Redevelopment Commission. On call of the roll, the members of the Town of Orland Redevelopment Commission were shown to be present or absent as follows:

	<u>Present</u>	<u>Absent</u>
Bret Kellett	X	
Jim Milleman	X	
April Sanders	X	
Kevin Kellett	X	
Christopher Sanders		X
Jesslyn Senecal (non-voting)	X	

Also in attendance was Kevin Bruns, Redevelopment Commission Attorney, Chelsea Grider, and other various members of the public who arrived after the meeting started.

The Town Clerk-Treasurer reported that all appointments to the Redevelopment Commission had been made by the Town Council (Jim Milleman and Bret Kellett) and/or Town Council President (April Sanders, Kevin Kellett, and Christopher Sanders). It was noted that Jesslyn Senecal, the school representative, was also reappointed to serve as the school district's representative for a two-year appointment, which would end on December 31, 2027. The Town Clerk-Treasurer reported that required bonds were applied for. Each Redevelopment member then took the oath as required by statute.

Redevelopment Attorney Kevin P. Bruns opened and proceeded over the meeting. Thereafter, the Redevelopment Commission members reviewed the minutes of the November 10, 2025, meeting. On motion duly made by Jim Milleman, and seconded by Bret Kellett, the minutes of the November 10, 2025, meeting of the Town of Orland Redevelopment Commission was unanimously approved, with Kevin Kellett abstaining.

The next item of business was for purposes of reorganization and to elect officers (a president, a vice president, and a secretary). Attorney Bruns reminded the members that pursuant to a recently enacted statute, the president and the vice-president could not be appointed by the same appointing authority. It was also noted that state statute provided that the Town Clerk-Treasurer serves as the Treasurer of the Redevelopment Commission. The Commissioners were reminded of the names and officer titles of the past year and the opportunity for nominations was afforded. Thereupon, on a motion duly made by April Sanders, seconded by Jim Milleman, and unanimously adopted, the 2025 officers were re-elected to serve in 2026, with

Bret Kellett to serve as President of the Commission, Kevin Kellett to serve as Vice President of the Commission, and Jim Milleman to serve as Secretary of the Commission. Thereupon, the said officers began the discharge of their duties and thereafter acted as permanent Officers of the meeting.

Attorney Bruns then reminded the Commission of the statutory requirement that the Town Clerk-Treasurer provide a fiscal report to the Commission by April 1 and the Commission, or its designee being required to prepare and file a report with the Town Council President and Town Council of its activities for the prior year no later than April 15. Attorney Kevin Bruns reminded the Redevelopment Commission members that it would be required to present the report to the Town Council at a public meeting. The Town Clerk-Treasurer and the Commission President asked for authority to prepare and file the required report in the same manner as previous years. On motion duly made by Kevin Kellett, and seconded by Jim Milleman, it was decided that April Sanders, as the Commission designee, was authorized to prepare, and the President or Clerk-Treasurer to file and present, the required report on behalf of the Commission with and to the Town Council on or before its April 13, 2026, meeting date.

April Sanders then presented and discussed several filing deadlines and other law changes that the Commission would need to be aware of. Discussion followed and Attorney Bruns was asked to review the changes and report his findings to the Clerk-Treasurer.

The Commission then discussed the reporting required to be done by the Commission prior to June 15 to the Steuben County Auditor and each taxing unit that is wholly or partially located in the TIF Area, and to the Department of Local Government Finance in electronic format. Also discussed was the annual public hearing requirement and presentation to the taxing units and other interested parties. The Clerk-Treasurer requested authority to retain a financial advisor to assist in the annual presentation materials and noted that in previous years the Redevelopment Commission authorized the expenditure of up to Two Thousand Dollars (\$2000) for said purpose. On motion duly made by Jim Milleman, and seconded by Bret Kellett, the Town Clerk-Treasurer was: (i) authorized to give written notice of the date, time and place of a meeting to each taxing unit that has territory in the Commission's allocation area: (ii) approved to prepare the annual presentation needed, and if necessary, to secure the assistance from a professional advisor (i.e. Baker Tilley, or other); and (iii) authorized to spend and pay for said professional advisor from funds of the Commission (not to exceed Two Thousand Dollars (\$2,000)). The RDC would start its regular meeting at 5:30 p.m. on June 8, 2026, and conduct its public hearing at 6:00 p.m. that same date.

A general discussion was had by the Commission regarding the amount of funds on hand. The Clerk-Treasurer reported that the 2025 TIF receipts were \$78,151.22, and the 2025 end-of-year balance was \$257,327.85. Other discussion was had regarding the same.

On motion duly made by Jim Milleman and seconded by Kevin Kellett, and unanimously carried, the meeting was thereupon adjourned at 6:32 p.m.

TOWN OF ORLAND REDEVELOPMENT COMMISSION

Bret Kellett, President

Kevin Kellett, Vice-President

Jim Milleman, Secretary

April Sanders, Treasurer

Christopher Sanders

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