



# TOWN OF BRISTOL REDEVELOPMENT COMMISSION

Tuesday, October 14, 2025 at 7:00 PM

Council Chamber Bristol Municipal Complex

## MINUTES

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### CALL MEETING TO ORDER

RDC President Doug DeSmith called the Bristol Redevelopment Commission meeting to order at 7:00pm on Tuesday, October 14, 2025.

### ROLL CALL

Members present: Dean Rentfrow, Jeff Beachy, Cathy Burke, Gregg Tuholski, Doug DeSmith

Others in attendance: Deputy Clerk-Treasurer Jill Swartz, Town Manager Mike Yoder, Assistant Fire Chief James Hanes, Town Marshal Steve Priem. Legal Counsel Alex Bowman joined via zoom at 7:09pm.

**APPROVAL OF AGENDA** - stands as published

### APPROVAL OF MINUTES

- **Motion to approve the minutes from October 2, 2025** made by Cathy Burke, Seconded by Jeff Beachy. Voting Yea: Doug DeSmith, Dean Rentfrow, Cathy Burke, Gregg Tuholski, Jeff Beachy. **Motion carries.**

### REPORTS

#### TOWN MANAGER – Mike Yoder

Open Raber Golf Course proposals - **Two proposals received for the Request For Proposals** that was sent out. Legal Counsel Alex Bowman and Town Manager Mike Yoder will score the proposals and bring those results to Counsel in an RDC Executive Session scheduled for Thursday, October 16, 2025 at 8:00pm.

Deputy Clerk-Treasurer Jill Swartz opened the presented bids:

#### Willie and Melissa Riehl :

- If purchase amount \$2M

#### Executive Summary

#### Purchase Price Components

1. purchase Jeff Carmien's 9 holes \$1,300,000
2. 2026 investment into Raber \$ 690,000
3. Payment to Town of Bristol \$ 10,000

Packet includes letter from Jeff Carmien agreeing to sell the "Blue 9" to Willie Riehl for \$1.3M, if awarded the contract. (to also include carts and equipment)

Copies to be made so that the Commission may review the proposal in full.

## **Albatross Group LLC**

- If purchase amount \$1

### **Executive Summary**

Purchase offer of \$1, in exchange for transfer of full property ownership to Albatross Group, LLC, subject to the existing deed restriction requiring that the property remain in use for public park and recreational purposes.

In return, Albatross Group will assume 100% of the operational, maintenance and capital improvement costs necessary to sustain and improve the golf course for the Town and community.

The packet also includes a 12-month improvement plan, potential long term capital improvements and more. Copies to be made so that the Commission may review the proposal in full.

### **MOTION TO ADJOURN**

- **Motion to adjourn** made by Gregg Tuholski, Seconded by Jeff Beachy. All in favor.
- Meeting adjourned at 7:11pm

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Doug DeSmith, RDC President

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Gregg Tuholski, RDC Secretary

These minutes are a summary of actions taken at the Bristol Redevelopment Commission meeting. The full video archive of the meeting is available for viewing at <https://bristol-in.municodemeetings.com/> for as long as this media is supported.