



Warrick County Redevelopment Commission
Regular Meeting – February 19th, 2026 – 4:11 pm
Meeting Minutes

Members Present: Courtney TenBarge, Jenna Richardt, Stacy Tevault, Steve Smith, Jared Voellinger, Abbie Redmon

Members Online: None

Others Present: Steve Roelle, Holly Gossman, Jacob Shelton, Herb Davis, Greg Richmond

- I. Call to Order
 - a. Courtney TenBarge called the meeting to order at 4:11 pm.
- II. Approval of Minutes – January 15th, 2026
 - a. Steve Smith made a motion to approve the meeting minutes from the January 15th meeting as presented in the meeting packet. Stacy Tevault seconded the motion. The January meeting minutes were approved 5-0.
- III. Financial Reports – February 2026
 - a. Steve presented the TIF financials for February. He said there were no changes, and we will update when we get new information from Baker Tilly.
 - b. Stacy Tevault made a motion to approve the TIF financial reports for February as presented. Jenna Richardt seconded the motion. The financials were approved 5-0.
- IV. Approval of Settlement for TIF Expenses – February 19th, 2026
 - a. Steve presented the TIF claims for February totaling \$258,574.75 and noted that one new claim for Newburgh Sewer had been added since the meeting packet was sent out.
 - b. Courtney TenBarge made a motion to approve the TIF claims as presented. Steve Smith seconded the motion. The claims were approved 5-0.
- V. Action Items
 - a. Ratify Signature – Epworth Point Time Extension
 - i. Steve said we have a time extension for Jerry Aigner Construction for the site work on the Epworth Point development. He said they have been delayed due to weather and the asphalt plant being closed. There is no additional payment, only a time extension.
 - ii. Steve asked the board to ratify his signature.
 - iii. Stacy Tevault made a motion to ratify Steve's signature on the time extension for Epworth Point. Jenna Richardt seconded the motion. The motion carried 5-0.

b. TIF Pledge Resolution

- i. Steve told the board we have Resolution 2026-1 that pledges TIF funds for the draw bond. He said the EDC had the required meeting and public hearing, but the RDC needs to pledge the funds.
- ii. Steve Smith made a motion to approve Resolution 2026-1 as presented. Jenna Richardt seconded the motion. The motion carried 5-0. The board members in attendance signed the resolution.

c. Project Vanguard

- i. Steve said Project Vanguard is looking at the North Warrick Industrial Park and wanted an NDA to continue discussions. He said we did tell them we are a public entity and all information is subject to records requests.
- ii. Steve asked the board to ratify his signature on the NDA.
- iii. Courtney TenBarge made a motion to ratify Steve's signature on the NDA with Project Vanguard. Stacy Tevault seconded the motion. The motion carried 5-0.

VI. TIFs

a. Epworth

i. Draw Bond Schedule

1. Steve showed the board a slide with the schedule for the draw bond for the Warrick Gateway District. He said the next steps are for the Commissioners to sign the Trust Indenture and the Forgivable Loan Agreement. We plan to close on the bond in the second week of March.

ii. Sports Complex

1. Steve told the board he would like them to authorize negotiations on the sports complex. This would be up to \$3.5 million in TIF funding for construction and up to 100% of the project's tax revenue over the life of the project for operations. He showed the board a list of requirements for the project to provide. He added that we have made progress on extending the completion timeline with EREP.
2. Steve Smith made a motion to authorize Steve to continue negotiations with the sports complex project with the updated incentive limits. Stacy Tevault seconded the motion. The motion carried 4-0 with Jenna Richardt abstaining. Jenna will also abstain from SWIRDA votes related to the sports complex project.

iii. 10-Year Planning

1. Steve showed the board the Epworth TIF financial projections again and said we need to work on prioritizing projects and be more proactive in seeking out new projects. He said we had Morley look at some of the road work we have considered for the Epworth area and showed the board a chart of the possible projects and costs. Steve said he has a meeting set up with the County and Bobby Howard from the Highway Department to discuss some of these options.
 - a. Courtney TenBarge asked if we should think about purchasing land for the road projects. Steve said we should work with property owners early on in the process. He added that access to their property will be important for them.
 - b. Steve Smith asked about the timeline for the plan to widen Libbert Road. Steve said he wasn't sure, but will get more information from Bobby Howard during their meeting.
2. Steve added that if anyone is interested in working in a smaller group on a specific project, we will welcome the help.

b. North Warrick

i. Project Vanguard

1. Steve gave the board additional information on Project Vanguard that is currently considering the North Warrick Industrial Park. He said this project would bring about 100 new jobs, mostly pipefitters, plumbers, and welders.
2. Vanguard is currently looking at our region and two other markets, but we are the smallest market in contention. We've been providing additional information to them about employment capacity to address concerns about the smaller population.
3. There is also a concern because the project will require a laydown yard, which might need to go in front of the building. Steve said if this was the case, we could require fencing to make the site work.

c. SR 61

i. Warrick Trails Presentation

1. Steve showed the board the SR 61 TIF financial projections again and pointed out the grants the board did last year. He said Courtney TenBarge was going to present a Warrick Trails project at AMAX Fields that the board could consider funding.

2. Courtney gave the board some background on Warrick Trails and went over the issues at AMAX that need attention. She said they have already completed the first phase of the project that improved the trailhead and parking lot and remodeled the bathrooms. They are currently working on the second phase of the project that will add new storage buildings for the soccer and football leagues.
3. They want to start the third phase of the project this summer, which will add a trail and additional parking. The goal for the fourth phase will be to add a turf field. Courtney showed the board some of the renderings for the future projects.
4. Steve Smith asked if any of the area is in the floodplain. Courtney said they've had the area surveyed and a small part of the area for the future turf field is a wetland.
5. Courtney gave the board an overview of the funding for each phase of the project and noted they have already secured a sponsorship and grant funding. She said their request from the RDC would be \$400,000 which would also help secure additional grant funding.
6. Steve added that the parks are underfunded and if we want to see improvements we need to participate on some level. He added that we purposefully added parks and recreation areas when we created the SR 61 TIF to help address funding challenges.
7. Stacy Tevault made a motion to approve \$400,000 in TIF funding from the SR 61 TIF for the Warrick Trails upgrades at AMAX Fields. Jenna Richardt seconded the motion. The motion carried 4-0 with Courtney TenBarge abstaining.

VII. Adjournment

- a. Jenna Richardt made a motion to adjourn the meeting. Stacy Tevault seconded the motion. The meeting was adjourned by consensus at 5:12 pm.