Warrick County Redevelopment Commission
Regular Meeting – September 17th, 2026 – 3:41 pm
Meeting Minutes

Members Present: Courtney TenBarge, Stacy Tevault, Steve Smith, Jenna Richardt

Members Online: Brandon Hayes

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

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I. Call to Order
   a. Courtney TenBarge called the meeting to order at 3:41 pm.

II. Approval of Minutes – August 20th, 2026
   a. Jenna Richard made a motion to approve the minutes from the August 20th meeting as presented in the meeting packet. Steve Smith seconded the motion. The minutes were approved 5-0.

III. Financial Reports – September 2026
   a. Steve presented the TIF financial reports for September and said there were no changes from last month.
   b. Steve Smith made a motion to approve the financial reports as presented. Stacy Tevault seconded the motion. The financials were approved 5-0.

IV. Approval of Settlement for TIF Expenses – September 17th, 2026
   a. Steve presented the TIF claims for September totaling $49,900.97.
   b. He said there were two new claims, one for Gonterman & Meyer and one for Baker Tilly. He said the Gonterman & Meyer bill was for County Council's attorney to review the sports complex bond. The Baker Tilly bill is for arbitrage for the 2019 bond, but the charges are small and it takes time for them to bill.
   c. Jenna Richardt made a motion to approve the TIF claims as presented. Stacy Tevault seconded the motion. The claims were approved 5-0.

V. Action Items
   a. Deed and Closing Documents for Epworth Point
      i. Steve told the board we are preparing for the closing to turn the land for the sports complex over to Epworth Development. He said the attorneys are currently going back and forth with updates to the closing documents.

ii. Herb Davis said the board can vote to authorize the RDC President, Vice President, or Steve to sign the documents and the RDC Secretary to attest. He added that Steve would be signing the less significant documents.
iii. Stacy Tevault made a motion to authorize the RDC President, Vice President, or Steve to sign the Epworth Point closing documents and the RDC Secretary to attest to the signatures. Steve Smith seconded the motion. The motion carried 5-0.
iv. Herb added that we don't have all the documents yet, but they will be sent to the board before closing.

b. Resolution 2026-7
    i. Steve presented RDC Resolution 2026-7 which pledges TIF funds for the sports complex bond. Herb Davis added that this only for TIF funds and no other County funds are being pledged for the bond.
    ii. Courtney TenBarge made a motion for the board to approve and sign Resolution 2026-7. Jenna Richardt seconded the motion. The motion carried 5-0. The board members in attendance signed the resolution.
c. Authorize Retaining Morley for Vann Rd and Grimm Rd Design Work
    i. Steve said we've been considering new roads to open up land for development in the Epworth TIF area including extending Vann Road east and connecting Grimm Road south to the Wellness Trail. He said the board could authorize Morley to start working on a plan and price.
    ii. Jenna Richardt made a motion to engage Morley for the road design work. Steve Smith seconded the motion. The motion carried 5-0.
d. Shell Building Sale – Lease Termination Agreement and Release of Subordinated Real Estate Mortgage and Assignment of Leases
    i. Steve said Woodward has a signed purchase agreement for the shell building from Ultima. They plan to buy the building and expand using precast panels. County Council has approved the tax abatement for the expansion.
    ii. When we sell the building, our mortgage and lease agreements with Woodward will end.
    iii. Herb Davis said ending the lease will trigger a payment to the RDC. Steve added that we will get 10% of all the interest payments we have made back.

iv. Jenna Richardt made a motion to approve the Lease Termination Agreement and Release of Subordinated Real Estate Mortgage and Assignment of Leases and authorize Courtney TenBarge to sign them as the President of the RDC. Stacy Tevault seconded the motion. The motion carried 5-0.

v. Courtney signed both documents.

e. Authorize Negotiations on 5-acre NWIP Project

i. Steve said there is a potential project for the lot across from Phenix in the industrial park. This would be a 12,500 sf office and warehouse building that would use the shared drive Phenix built.

ii. Steve asked the board to authorize him to negotiate with the project and have Morley do some site design work.

iii. Steve Smith asked how big the lot for the project would be. Steve said the lot is about 9.5 total acres, but only 5-6 acres are usable.

iv. Steve Smith made a motion to authorize Steve to negotiate with the project for the industrial park and engage Morley. Jenna Richardt seconded the motion. The motion carried 5-0.

f. Newburgh Sewer – Nick Kile Letter

i. Steve said we have a letter from Nick Kile to Newburgh Sewer that was emailed to the board. He said Newburgh's solution to the capacity issue is still not desirable, so our attorney responded as such. He asked the board to ratify Nick Kile's letter.

ii. Stacy Tevault made a motion to ratify the letter. Courtney TenBarge seconded the motion. The motion carried 5-0.

g. Resolution 2026-8

i. Steve presented Resolution 2026-8 concerning the sale of the land for the sports complex to Epworth Development. Herb Davis said the EDA for the sports complex says Epworth Development is buying the land from the RDC for $1, but they want a specific structure to the agreement for tax purposes and their lawyers are looking at options. He said it will likely be some type of payable note we forgive over time. Steve added that this will not change the RDC's risk.

ii. Steve Smith made a motion to approve Resolution 2026-8. Jenna Richardt seconded the motion. The motion carried 5-0. The board members in attendance signed the resolution.

VI. TIFs

a. Epworth

i. Sports Complex Update

1. Steve said progress on the sports complex is still moving quickly. He said the County is in the process of accepting the roads at the site. He said we are working with the naming rights sponsor to coordinate an announcement in October. He added that there will be a meeting next week to finalize the naming rights agreement.

a. Brandon Hayes asked if the naming rights agreement is close to the amount we were hoping to get. Steve said yes.

b. Northwest

i. NWIP Updates

1. Steve said Harris is working through the requirements to add a sign at the site. They are in the process of planning a ribbon cutting with the State.
2. Steve said with all the new developments in the industrial park, he is having all the utility providers determine how much capacity is remaining for future projects. He said Duke Energy is working on electric capacity after Project Duck is complete, and there will only be enough electric capacity remaining for a small project.

c. SR 61

i. Friedman Park 2nd Entrance and Buildout

1. Steve said the best way to get started with planning a second Friedman Park entrance is to have Morley start working on a plan and cost.
2. Courtney TenBarge added that the Parks Foundation supports a second entrance to the park and it is especially important for safety reasons.
3. Courtney TenBarge made a motion move forward with engaging Morley to study a second entrance for Friedman Park. Jenna Richardt seconded the motion. The motion carried 5-0.

VII. Adjournment

a. Jenna Richardt made a motion to adjourn the meeting. The meeting was adjourned by consensus at 4:16 pm.