



Warrick County Economic Development Advisory Council

Regular Meeting – August 20th, 2026 –3:00 pm

Meeting Minutes

Members Present:	Paul Perry, Jared Voellinger, Courtney TenBarge, Jerry Aigner, Lynn Lingafelter, Stacy Tevault
Members Online:	Brad Pemberton, Jenna Richardt, Ron Bacon, Brandon Hayes
Others Present:	Steve Roelle, Holly Gossman, Jacob Shelton, Herb Davis, Greg Richmond, Bernard Peter

- I. Call to Order
 - a. Paul Perry called the meeting to order at 3:00 pm.
- II. Approval of Minutes – July 16th, 2026
 - a. Jared Voellinger made a motion to approve the meeting minutes from the July 16th meeting as presented in the meeting packet. Stacy Tevault seconded the motion. The minutes were approved 8-0 (Ron Bacon was not present for voting and Brandon Hayes had not yet joined the meeting).
- III. Financial Reports – August 2026
 - a. Steve presented the EDIT financial reports from August and said there were only minor changes, noting that a placeholder had been added for the Scales Lake Gatehouse funding.
 - b. Stacy Tevault made a motion to approve the EDIT financials as presented. Courtney TenBarge seconded the motion. The financials were approved 8-0 (Ron Bacon was not present for voting and Brandon Hayes had not yet joined the meeting).
- IV. New Business
 - a. RED Program Update
 - i. Steve said we are working on the community engagement phase of the RED Program and shared the “postcard” exercise we are doing to collect feedback.
 - b. The Dominion Update
 - i. Steve said the Dominion project will not meet the deadline for READI funding and won't be moving forward as planned.
 - ii. Paul Perry gave the board an update on the project and why it didn't progress as planned. He said there was a desire from the investment group to do a dense mixed-use development with housing, a hotel, restaurants, and retail.

- iii. He said since the original proforma in 2022, issues with site readiness, the cost of the parking garage, construction costs, and concerns about rent rates created a funding gap that killed the project. However, the site may still be used for retail.
 - iv. Steve said the Dominion not moving forward has freed up the READI funds that were allocated for the project. The Epworth Development project is the only ongoing project with enough local support to utilize READI, and SWIRDA has approved \$3 million. It will now need to be approved at the State level.
- c. INDOT and Transportation
- i. Steve gave the board an update on the Lloyd4All study and said the public meeting is planned for September 1st (note: this meeting was postponed). He encouraged the board to attend and provide feedback that will help guide transportation decisions.
 - ii. Steve said INDOT hired a consultant for the three intersection projects in Warrick County (SR 66 and Bell Rd., Epworth Rd. and SR 62, and SR 66 and SR 61) in July. The MPO is now working to arrange a meeting where we can share our concerns about the proposed changes.
 - 1. Paul Perry said the proposed intersection designs might push drivers to other intersections and create issues elsewhere. Steve said INDOT would stress that their designs are safer.
 - 2. Herb Davis asked if we should consider sending a letter opposing the designs. Steve said we should wait to hear INDOT's updates, then get stakeholders involved if necessary.
 - 3. Courtney TenBarge noted that the medians were painted at the Epworth intersection to improve visibility, but not the new curbs that drivers often hit. Steve said he will bring it up to INDOT.
 - 4. Jerry Aigner asked if we have a connection to discuss the narrow section of Oak Grove Rd. in Vanderburgh County. Steve said we could discuss this with the MPO.
 - 5. Greg Richmond added that they need better signage near the roundabout at SR 61 and New Harmony Rd. because trucks often end up going through Boonville.

6. Jerry Aigner said big trucks can't get through the new roundabout at Anderson and Oak Grove and asked if this can be prevented with the planned roundabout at Libbert Rd. Steve said they are still studying that intersection and will make sure there is enough space for a roundabout to handle the traffic.

d. Entry-level Housing

- i. Steve said the topic of starter homes and the difficulty in finding entry-level housing in Warrick County has come up recently. He said he recently met with a housing developer who has had success with affordable single and multifamily housing utilizing grants, incentives, and other community support. Steve said they often need the community to assist with land and utilities to make the development financially feasible.
 1. Jared Voellinger asked if they have any information on the price per sq/ft for housing with and without incentives. Steve said yes, but it will be different for every project.
 2. Herb Davis asked if Warrick County has minimum lot sizes for homes. Steve said yes, but they can be adjusted if you create a PUD.

e. Tennyson Discussion

- i. Steve said he recently met with Tennyson to go over some of their challenges and opportunities for quality of place projects. He said they have small wants, like a sidewalk project, and added that we should focus on promoting quality of place in every community.
- ii. Herb Davis asked if the school corporation still plans to keep the elementary school in Tennyson open. Steve said they plan to keep it open for now, and said their enrollment has increased recently.

f. BR&E Visits

- i. Steve said he recently visited Phenix and Prime Foods. He said Prime Foods has made a lot of new investment lately and recently bought the cold storage facility in the industrial park and added lines to their facility.
- ii. He said there will be a ribbon cutting ceremony when Phenix completes their new building which includes a technology hub at the North Warrick Industrial Park.
- iii. Steve told the board he will also be visiting Zoeller Pump (formerly Lincoln Industries) soon.

V. Old Business

a. Lilly Grants

- i. Steve reminded the board that the performing arts center and the public arts master plan were listed for capacity building grants in the Lilly Grant guide, but we were unsure about the funding at the last meeting. He said we have been told the projects will be getting funding, but we are still waiting on the details.

b. Warrick Bucks

- i. Steve said we will be doing another Warrick Bucks promotion soon and plan to do another one for the holidays.

c. Scales Lake Gatehouse

- i. Steve told the board the bids for the new gatehouse opened in July with plans to start construction in November. He said there were five bids and the winning bid was \$888,000. The current building has no public amenities, but the new one will have a camp store and bathrooms as well as more space for the Parks Department to work. He said the project will be using leftover funds from the parks bond for the Event Center and he will be asking County Council for an appropriation from EDIT.

VI. Additional Items

a. Upcoming Dates

- i. Steve showed the board a slide of upcoming dates including Party in Paradise on September 26th and a mountain biking event at Scales Lake on August 29th.

b. Other Board Business

- i. Jerry Aigner asked for an update about what is happening with data centers in Warrick County. Steve said the Commissioners put a pause on those projects to gather more information. An ordinance will determine how a data center project could be approved in the future. He said we should know more in a few months and added that the Commissioners are working on a public facing webpage to share information.
- ii. Jerry asked if it is true there are already data centers in the area. Steve said it depends how they are classified. The existing data centers nearby are small facilities for specific purposes.
- iii. Jerry said there seem to be more pros than cons to data centers.
- iv. Courtney TenBarge said there can be benefits to data centers, but the projects must be done in the right way with the correct controls.

- v. Paul Perry added that many people are concerned about the transparency with data center projects.
- vi. Greg Richmond said the County has discussed forming a fact-finding committee for data center research as well.

VII. Adjournment

- a. Jerry Aigner made a motion to adjourn the meeting. Courtney TenBarge seconded the motion. The meeting was adjourned by consensus at 3:56 pm.