Warrick County Economic Development Advisory Council
Regular Meeting – August 21st, 2025 –3:00 pm
Meeting Minutes

Members Present:	Jenna Richardt, Paul Perry, Courtney TenBarge, Steve Smith, Stacy Tevault
Members Online:	Lynn Lingafelter, Brandon Hayes
Others Present:	Steve Roelle, Holly Gossman, Jacob Shelton, Herb Davis, Greg Richmond, Abbie Redmon, Rick Reid, Bernard Peter, Abigail Hornacek

I. Call to Order
   a. Paul Perry called the meeting to order at 3:00 pm.

II. Approval of Minutes – June 19th and July 17th, 2025
   a. As not enough board members were present for a quorum, the approval of minutes and financials was moved later in the meeting.

III. Financial Reports – July and August 2025
   a. Steve noted there were new financial projects included in the meeting packet which include the future impacts of SB1. He said the County currently gets EDIT and Public Safety LIT, but those categories will go away in 2028. After that, all local income tax will go into a county services fund. Steve said the new projections also show the supplemental LIT distribution, but the County typically transfers this to the rainy day fund.
   b. Paul Perry asked if 1% was the current rate for local income tax in Warrick County. Steve said yes, the 1% rate included both EDIT and Public Safety.
   c. Steve showed the board a chart with the income tax changes for 2028 including the maximum rates for counties and municipalities.
   d. Paul Perry asked if the RDC will be impacted by these changes. Steve said the RDC only deals with TIF funds, which are from property taxes, but there will be changes for revenue in TIF districts as well due to SB1.
   e. Steve said Baker Tilly recently put together a draft financial plan for the County. He showed the board a chart from the draft showing anticipated changes to property tax collections.

IV. New Business
   a. New Abatement Projects
      i. Steve told the board we will potentially be presenting two new projects for tax abatement next month. He said one project is a concrete plant which will probably end up being a 4-6 year abatement. The company is currently working

on their application. The second project is Project Vivid in the North Warrick Industrial Park. This would be a large manufacturing project with high-paying jobs and future plans for expansion.

V. Approval of Minutes – June 19th and July 17th, 2025
   a. As enough board members had joined the meeting, Courtney TenBarge made a motion to approve the meeting minutes from the June 19th meeting as presented in the meeting packet. Jenna Richardt seconded the motion. The June meeting minutes were approved 7-0.
   b. Courtney TenBarge made a motion to approve the meeting minutes from the July 17th meeting as presented in the meeting packet. Jenna Richardt seconded the motion. The July meeting minutes were approved 7-0.

VI. Approval of Financial Reports
   a. Jenna Richardt made a motion to approve the EDIT financial reports for July. Courtney TenBarge seconded the motion. The July financials were approved 7-0.
   b. Courtney TenBarge made a motion to approve the EDIT financial reports for August. Jenna Richardt seconded the motion. The August financials were approved 7-0.

VII. New Business
   a. New Abatement Projects (continued)
      i. Steve said that we were discussing a developer purchased bond with Project Vivid, which would have been a cleaner option, but they decided to pursue tax abatement instead. We would be asking County Council for a larger abatement than the standard schedule, because the project will require about $9-14 million in water and sewer improvements.
      ii. Stacy Tevault asked if the water and sewer improvements needed for Project Vivid would also accommodate future growth. Steve said yes, and added that Vivid will need electric and gas upgrades at the site as well.
      iii. Paul Perry asked if Project Vivid will need rail access. Steve said no.
      iv. Herb Davis added that if Project Vivid goes through, we will be nearly out of space at the North Warrick Industrial Park.

VIII. Old Business
   a. INDOT
      i. Steve said INDOT recently put out an RFP for three intersection upgrades in Warrick County at SR 62 and Epworth, Bell Road and SR 66, and SR 66 near the Kaiser Aluminum plant. The plans are to replace the current intersection with J-

Turn and R-Cut designs. He said we will be going over these plans in our project team meeting next week.

1. Jenna Richardt asked if Walmart is aware of the plans to change the Bell Road intersection. Steve said no.

ii. Steve said the desire to redesign these intersections is based on INDOT's crash data. He said we will discuss the plans at next month's meeting after we've had more time to look over the RFPs.

iii. Paul Perry added that despite the Epworth design being a new concept in the area, it functions very well. Steve agreed and said a DLT intersection isn't possible at Bell Road due to lack of space.

b. Park Projects Support

i. Boonville Aquatic Center

1. Steve gave the board an update on the Boonville Aquatic Center Project we first discussed at the July meeting. He said we have some additional financial information, as requested by the board. He said they are currently moving forward with the first phase of the project and looking at funding for the second phase.
2. Steve showed the board some renderings of the project as well as a chart of Boonville's current funding sources and shortfall.
3. Herb Davis added that there are currently no outdoor 50-meter pools in the area and this project would bring in a lot of visitors for swim meets.
4. Paul Perry asked how much funding we would be asking for. Steve said his recommendation would be $500,000.
5. Jenna Richardt asked if Boonville had applied for READI funding for the project. Steve said yes.
6. Steve added that we would need to go to County Council with the request. He said we have enough funds in EDIT, but there has been some uncertainty with County budgets due to the recent changes. He said asking for $500,000 contingent on Boonville filling the rest of the funding gap would be his recommendation.
7. Courtney TenBarge asked if they have a maintenance plan for the future facility. Steve said he hasn't seen the plan, but they have been considering future maintenance.
8. Courtney TenBarge made a motion to recommend $500,000 of EDIT funds for the Boonville Aquatic Center project contingent on Boonville filling the

funding gap and that our dollars would be "last in." Jenna Richardt seconded the motion. The motion carried 7-0.

ii. Elberfeld Pocket Park

1. Steve also gave the board an update on the Elberfeld pocket park project. He said this would be modeled after the success of Johnson Park in Boonville and would have a significant impact for a small town.
2. Steve said they have applied for a CenterPoint Foundation grant, but the project may require EDIT funds to close the gap or support other grant opportunities. He said the board can just continue the discussion for now until the project is further along.

IX. Other Projects

a. Steve told the board about some other potential projects. He said he was meeting with 4-H tomorrow to discuss their plans to renovate the 4-H center.
b. Scales Lake is also still working on plans to build a new gatehouse at the entrance of the park.
c. The Highway Department garage is also in need of renovation or a new facility.
d. Steve said he also will be meeting to get more information about some issues at the Castle pool. The HVAC system and air handlers are not working properly.

X. Upcoming Dates

a. Steve showed the board a slide with upcoming dates including Party in Paradise on September 27th and the ribbon cutting for ePackage Supply to be announced.

XI. Adjournment

a. Courtney TenBarge made a motion to adjourn the meeting. Jenna Richardt seconded the motion. The meeting was adjourned by consensus at 3:54.