



Warrick County Redevelopment Commission
Regular Meeting – June 18th, 2026 – 3:32 pm
Meeting Minutes

Members Present: Stacy Tevault, Steve Smith, Brad Pemberton, Jenna Richardt, Abbie Redmon

Members Online: Brandon Hayes

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

- I. Call to Order
 - a. Steve Smith called the meeting to order at 3:32 pm.
- II. Taxing Unit Presentation
 - a. Steve shared the annual RDC presentation to the taxing units. This included:
 - i. An overview of Warrick County's TIF districts
 - ii. The revenue and debt obligations for each TIF district
 - iii. Ongoing and planned projects in each TIF district
 - iv. Long-term plans for TIF spending
 - v. An example of TIF impact on underlying taxing units
- III. Approval of Minutes – May 21st 2026
 - a. Stacy Tevault made a motion to approve the meeting minutes from the May 21st meeting as presented in the meeting packet. Jenna Richardt seconded the motion. The minutes were approved 5-0.
- IV. Financial Reports – June 2026
 - a. Steve presented the TIF financial reports for June and said there were no changes from last month.
 - b. Herb Davis added that we are currently working on the economic development agreement for the sports complex.
 - i. Steve Smith asked when construction starts on the sports complex. Steve said they should start the foundation in July or August.
 - ii. Stacy Tevault made a motion to approve the TIF financial reports as presented. Jenna Richardt seconded the motion. The financials were approved 5-0.
- V. Approval of Settlement for TIF Expenses – June 18th, 2026
 - a. Steve presented the TIF claims for June and noted that four new claims for Morley and the Warrick Trails grant were sent in an email.
 - b. Jenna Richardt made a motion to approve the TIF claims for June totaling \$1,376,763.97. Stacy Tevault seconded the motion. The claims were approved 5-0.

VI. Action Items

- a. Steve told the board Courtney TenBarge signed several documents yesterday since she is not at the meeting today. The board will need to ratify her signatures.
- b. Release of Lien Created by a Taxpayer Agreement
 - i. Steve said the RDC had a taxpayer agreement with SWISH for the orthopedic hospital until they paid a certain amount in taxes, which they have now met.
 - ii. Brad Pemberton made a motion to ratify Courtney TenBarge's signature on the Release of Lien Created by a Taxpayer Agreement. Jenna Richardt seconded the motion. The motion carried 5-0.
- c. Right of Entry
 - i. Steve said Meristem is doing the study of wetlands and streams in the Epworth TIF for future road construction planning. DNR will need to validate their work, so the US Army Corps of Engineers needs permission from the RDC to go on the property we own.
 - ii. Steve Smith made a motion to ratify Courtney TenBarge's signature on the Right of Entry form. Jenna Richardt seconded the motion. The motion carried 5-0.
- d. Baker Tilly – Continuing Disclosure
 - i. Steve said we have a Continuing Disclosure form for Baker Tilly for the 2019 Redevelopment Bond. He added that the full report was emailed to the board.
 - ii. Brad Pemberton made a motion to ratify Courtney TenBarge's signature on the Continuing Disclosure form. Stacy Tevault seconded the motion. The motion carried 5-0.

VII. TIFs

- a. Epworth
 - i. We are currently working on getting the other Right of Entry forms signed for Meristem.
 - ii. Steve said we are getting letters from Area Plan and the Highway Department for the homeowners along the future Libbert Road trail.
 - iii. Steve said the mid-road crosswalk on the Wellness Trail does not have solar flashers or high-visibility paint like similar crossings. He said it would probably be about \$50,000 to add these upgrades and added that he feels it would be a good investment for safety. He asked the board for their opinion.
 - iv. Brad Pemberton made a motion to preliminarily approve the use of TIF funds for the crosswalk upgrades on the Wellness Trail. Steve Smith seconded the motion. The motion carried 4-0 (Brandon Hayes was not present).

b. Northwest

- i. Steve said he has an update meeting planned with the Project Vivid team in two weeks. He said he wants to discuss their commitment to the site as we continue to hold property for the project.
- ii. Project Vanguard plans to start their buildout in July.
- iii. Project Duck will go to County Council in July for their confirming resolution for tax abatement. Steve said the team from Germany was recently in the area for a site visit.
- iv. We have an ongoing issue with the street lights being out at the industrial park, and are working with Lamb Electric to get them repaired. They believe this issue is the result of a previous lightning strike.
- v. Steve said he will be touring Phenix's new facility next week.
- vi. North American Lighting asked about the possibility of their employees fishing in the retention pond next to their building. Due to the liability risk for us, we have asked if they want to take ownership of the pond. They are discussing the issue with the corporate team.

c. SR 61

- i. Steve said the work at Amax Fields has started with clearing trees.

VIII. Adjournment

- a. Stacy Tevault made a motion to adjourn the meeting. Steve Smith seconded the motion. The meeting was adjourned by consensus at 3:59 pm.