



Warrick County Redevelopment Commission
Regular Meeting – November 20th, 2025 – 3:38 pm
Meeting Minutes

Members Present: Courtney TenBarge, Steve Smith

Members Online: Jenna Richardt, Brandon Hayes

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 3:38 pm.
- II. Approval of Minutes – October 16th, 2025
 - a. Steve Smith made a motion to approve the meeting minutes from the October 16th meeting as presented in the meeting packet. Courtney TenBarge seconded the motion. The minutes were approved 4-0.
- III. Financial Reports – November 2025
 - a. Steve presented the TIF financials for November and said there were no changes other than one additional claim.
 - b. Steve Smith made a motion to approve the November TIF financial reports as presented. Courtney TenBarge seconded the motion. The financials were approved 4-0.
- IV. Approval of Settlement for TIF Expenses – November 20th, 2025
 - a. Steve presented the TIF claims for November totaling \$532,681.81. He noted that a new claim for Pay App 6 for the Epworth Point development had been added since the meeting packet was sent out.
 - b. Courtney TenBarge made a motion to approve the November TIF claims as presented. Steve Smith seconded the motion. The claims were approved 4-0.
- V. Action Items
 - a. TIF Annual Spending Plans
 - i. Steve told the board the TIF spending plans for 2026 were sent out in an email for review. These will need to be submitted to the State soon.
 - ii. Steve said it is difficult to plan our project spending ahead of time, but we do our best and note that the plan may be amended. We will send the plans to the Auditor to submit if approved by the board.

- iii. Steve asked the board to approve the 2026 TIF spending plans and approve submitting them to the State, County Council, and the Commissioners.
- iv. Steve Smith made a motion to approve the TIF spending plans and approve submitting them to the State, County Council, and the Commissioners. Courtney TenBarge seconded the motion. The motion carried 4-0.

b. E150 Bank Subordination Letter

- i. Steve said Project E150 took out some additional financing, and the RDC will be subordinate to the bank. He asked the board to ratify his signature on the subordination letter.
- ii. Herb Davis said he looked at the letter and had no concerns.
- iii. Courtney TenBarge made a motion to ratify Steve's signature on the subordination letter for Field & Main Bank. Steve Smith seconded the motion. The motion carried 4-0.

c. Nicholas Kile Engagement Letter

- i. Steve told the board we have an engagement letter for Nicholas Kile from Barnes & Thornburg as discussed at last month's meeting. The letter lists a rate of \$810 per hour and \$450 per hour for another partner in the firm. This will be an "as needed" basis for Newburgh Sewer matters. Steve said he had them change the payment terms to net 45 to make sure we are able to pay on time.
- ii. Steve Smith made a motion to approve the engagement letter and authorize Courtney TenBarge to sign as President of the Redevelopment Commission. Brandon Hayes seconded the motion. The motion carried 4-0. Courtney TenBarge signed the engagement letter.

d. Floodway Study Presentation

- i. Steve gave the board an update on the floodway study for Howard Ditch. He showed the board the maps we received from Morley showing the newly determined floodway. He said we should be ready to submit the results of the study to DNR next week and have started going over the preliminary results with stakeholders.
- ii. Steve went over the map and noted that both the floodway and the floodplain are narrow in this area. He said development has been getting close to the floodway near SR 66 and developers have been filling in lots to prevent flooding, which has created flooding issues on other parcels. This is especially concerning because other land in the area is for sale or has recently been sold.

- iii. Steve said the results of the study will raise the base flood elevation slightly in the floodplain and one existing business may need to purchase flood insurance. He added that we will be sharing the study with other engineering firms that work on projects in the area and property owners. The study will also go into a State database and the Warrick County GIS system will be updated.
- iv. Courtney TenBarge made a motion to authorize submitting the Howard Ditch floodway study to DNR pending final review. Steve Smith seconded the motion. The motion carried 4-0.

VI. TIFs

- a. NW TIF
 - i. Shell Building Update
 - 1. Steve said Project Firefly (previously known as Redbird) have already toured the shell building once, and the team from Japan will be looking at the building again soon. He said we should have an update next week.
 - 2. Steve said Prime Foods also reached out again to see in the shell building was still available.
 - ii. Project Vivid Update
 - 1. Steve told the board we are still having weekly meetings to work on Project Vivid's utility needs. He said Duke Energy is looking at potential sites for a new substation. There is also a dry basin that would need to be relocated.
 - iii. 35 Acres
 - 1. Steve said there was a letter of intent to purchase the 35 acres parcel next to the NWIP, but we are still waiting to hear back. He noted that if Project Vivid comes, we would be out of space at the industrial park.

VII. SR 61 TIF

- a. Steve said the Yankeetown Fire Department is still waiting on their new vehicle, but they should be ready to visit our December meeting.
- b. Steve said the board should continue thinking about potential projects for the SR 61 TIF for next year.

VIII. Additional Items

- a. Herb Davis asked if there was an update on The Dominion development. Steve said they are currently working on the housing numbers and added that we are trying to have more frequent meetings with the project team.

- b. Courtney TenBarge asked if we were still moving forward on the plan for a new entrance sign at Friedman Park. Steve said yes, Joe Schitter has been working with the property owners at the Park Blvd. and Oak Grove Rd. intersection. We have a draft design, but need more space.

IX. Adjournment

- a. Courtney TenBarge made a motion to adjourn the meeting. The meeting was adjourned by consensus at 4:20 pm.