Warrick County Redevelopment Commission
Regular Meeting – April 16th, 2026 – 3:26 pm
Meeting Minutes

Members Present: Courtney TenBarge, Stacy Tevault, Steve Smith, Jared Voellinger, Brad Pemberton, Abbie Redmon

Members Online: Brandon Hayes, Jenna Richardt

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 3:26 pm.

II. Approval of Minuets – March 19th, 2026
   a. Steve Smith made a motion to approve the meeting minutes from the March 19th meeting as presented in the meeting packet. Jared Voellinger seconded the motion. The minutes were approved 7-0.

III. Financial Reports – April 2026
   a. Steve presented the TIF financial reports for April and said Baker Tilly is working to update the projections based on the information we've given them about growth in the TIF districts.
   b. Jared Voellinger made a motion to approve the TIF financial reports for April as presented. Stacy Tevault seconded the motion. The financials were approved 7-0.

IV. Approval of Settlement for TIF Expenses – April 16th, 2026
   a. Steve presented the TIF claims for April totaling $555,652.11 and noted that the claim for the Ohio Township Park had been added based on the existing agreement.
   b. Stacy Tevault made a motion to approve the TIF claims as presented. Steve Smith seconded the motion. The claims were approved 7-0.

V. Action Items
   a. Meristem Agreement
      i. Steve said we have an agreement with Meristem as part of our future road planning. They are studying jurisdictional streams and wetlands in the area. This will be two charges of $5,700 and $2,800. Steve said he discussed the agreement with Courtney TenBarge before moving forward and asked the board to ratify his signature on the agreement.
      ii. Brad Pemberton made a motion to ratify Steve's signature on the Meristem agreement. Jared Voellinger seconded the motion. The motion carried 7-0.

b. Resolution 2026-2
    i. Steve presented RDC Resolution 2026-2, approving the tax abatement for Project Vanguard. He said a copy of the resolution was included in the meeting packet for review.
    ii. Brad Pemberton made a motion to approve Resolution 2026-2. Steve Smith seconded the motion. The motion carried 7-0. The board members in attendance signed the resolution.

c. Architectural Review Committee
    i. Steve told the board the Architectural Review Committee meets to review any potential projects that might impact conditions at the North Warrick Industrial Park. He showed the board a list of current members and said Aric Pryor needs to be replaced. He said, going forward, we can just reappoint members of the committee in January when we vote on board officers.
    ii. Brad Pemberton made a motion to confirm Courtney TenBarge, Steve Smith, Jim Morley, and JT McCarty as members of the Architectural Review Committee and nominate Jared Voellinger as the new member. Stacy Tevault seconded the motion. The motion carried 7-0.
    iii. Steve said the upcoming issue for the Architectural Review Committee to discuss is Project Vanguard's need for a laydown yard for storage in front of the building.
        1. Brad Pemberton asked if this would affect Project Vivid's site. Steve said probably not since the laydown yard would be paved to prevent gravel dust and we would require a fence.

d. Lilly Grant - Letters of Support
    i. Steve said Courtney TenBarge signed letters of support from the RDC for the Lilly Grants showing support for the Warrick County projects and confirming the RDC's ability to cover remaining costs.
    ii. Stacy Tevault made a motion to approve the letters of support. Jared Voellinger seconded the motion. The motion carried 7-0.

VI. New Business

a. Floodway Study Update
    i. Steve said we are still waiting to hear from DNR about the floodway study, however, they haven't raised any questions or concerns.

VII. TIFs

a. Epworth

i. Sports Complex

1. Steve told the board the site work for the sports complex should reach substantial completion by the end of April. They did have an extension due to weather delays, but they won't need any additional time.
2. Steve showed the board a new rendering of the building and said we will have more updates to share soon. He said we are still waiting on the economic development agreement.
3. Greg Richmond asked who will be building and operating the sports complex. Steve said Edge Sports will be the operators, and Danco has been hired as the designer-builder.

ii. The Dominion

1. Steve said The Dominion project team should be coming to next month's meeting to provide updates to the board.

iii. 10-Year Planning

1. Steve gave the board some updates on other projects happening in the Epworth TIF, including an expansion at Encompass Health, new restaurants, the Stahl Road apartments, and new assisted living facilities.

b. Northwest

i. Project Vivid

1. Steve said Project Vivid is still working on their design for the North Warrick site, but they are waiting on corporate approval from overseas.

ii. 35 Acres

1. Steve told the board he has talked to the real estate agent listing the 35 acres next to the industrial park as discussed at last month's meeting.

iii. Project Duck

1. Steve said Project Duck is a fast-moving project for the shell building that would be a co-location for two plastics companies. This would be the shell building plus an additional 150,000 sf expansion at the site.

iv. Phenix

1. Steve told the board the new Phenix headquarters building is moving along and the company was recently featured in an Evansville Living article.

c. SR 61
    i. Grant Agreement
        1. Steve said we are still working on the grant agreement with Warrick Trails for the AMAX park improvements.

VIII. Adjournment

a. Jared Voellinger made a motion to adjourn the meeting. Steve Smith seconded the motion. The meeting was adjourned by consensus at 3:54 pm.