



## Warrick County Redevelopment Commission

Regular Meeting – March 19<sup>th</sup>, 2025 –3:58 pm

### Meeting Minutes

**Members Present:** Courtney TenBarge, Steve Smith, Brad Pemberton, Stacy Tevault, Abbie Redmon, Aric Pryor

**Members Online:** Jenna Richardt

**Others Present:** Steve Roelle, Holly Gossman, Jacob Shelton, Herb Davis, Ron Bacon

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- I. Call to Order
  - a. Courtney TenBarge called the meeting to order at 3:58 pm.
- II. Approval of Minutes – February 20<sup>th</sup>, 2025
  - a. Steve Smith made a motion to approve the meeting minutes from the February 20<sup>th</sup> meeting as presented in the meeting packet. Brad Pemberton seconded the motion. The February meeting minutes were approved 6-0.
- III. Financial Reports – March 2025
  - a. Steve presented TIF financials for March and said there were no changes to the projections and noted that the TIF summary had been updated.
  - b. Brad Pemberton asked if we have any updates about the interest from TIF funds. Steve said we are still discussing the issue with the Treasurer. The State statute isn't totally clear on where interest from TIF accounts should be deposited.
  - c. Aric Pryor made a motion to approve the March TIF financial reports as presented. Steve Smith seconded the motion. The financials were approved 6-0.
- IV. Approval of Settlement for TIF Expenses
  - a. Steve presented the TIF claims for March totaling \$38,785.64.
  - b. Brad Pemberton made a motion to approve the TIF claims as presented. Aric Pryor seconded the motion. The claims were approved 6-0.
- V. Action Items
  - a. 2024 Annual Report
    - i. Steve said our draft of the RDC annual report is complete and copies have been distributed to board members for review. He said Baker Tilly will also be reviewing the report. We are on the schedule for the April 1<sup>st</sup> County Council meeting to present the report and the Auditor will submit the final draft to the state by April 15<sup>th</sup>.

- b. Certificate of Compliance – North Warrick Industrial Park Section 5
  - i. Steve told the board we have a certificate of compliance for the industrial park with the E150 project. In their agreement, during Phase 2 of construction they are required to extend the sewer line and build 30 feet of road. They have been doing this during Phase 1 of the project to avoid disturbing the site later on. Since this is a County road, we need a certificate of compliance.
  - ii. Brad Pemberton made a motion to approve the Certificate of Compliance for the North Warrick Industrial Park Section 5. Steve Smith seconded the motion. The motion carried 6-0.
- c. Encroachment Agreement and Consent to Dedication of Right of Way – Newburgh
  - i. Steve said the construction for the sports complex will cross Newburgh Sewer lines, so we need an encroachment agreement.
  - ii. Aric Pryor made a motion to approve the encroachment agreement with Newburgh Sewer and authorize Courtney TenBarge to sign the agreement as the President of the Redevelopment Commission. Steve Smith seconded the motion. The motion carried 6-0.
  - iii. Courtney TenBarge signed the encroachment agreement.
- d. Temporary Construction Easement - HPill Evansville, LLC
  - i. Steve said we have a temporary construction easement with HPill, the owners of the orthopedic hospital for the sports complex construction. He said we want to line up the new roundabout with their drive to the back parking lot of the hospital.
  - ii. Aric Pryor made a motion to approve the temporary construction easement with HPill and authorize Courtney TenBarge to sign as the President of the Redevelopment Commission. Brad Pemberton seconded the motion. The motion carried 6-0.
  - iii. Courtney TenBarge signed the temporary construction easement.
- e. Developer Purchased Bonds
  - i. Steve told the board we are looking at developer purchased bonds as a tool for the proposed Project Vivid. There would be no risk to the County, because the developer takes the risk. County Council would need to approve a developer purchased bond, so Steve said he will be meeting with the Council and Commissioners on April 1<sup>st</sup> to discuss the process. He said someone from Baker

Tilly will also attend the meeting. Developer purchased bonds are a common financing tool for major projects in other communities.

f. Howard Ditch Floodway – Additional Analysis

- i. Steve told the board we got the results of the floodway study in the Epworth TIF and the results weren't great. The floodplain was higher than expected and the floodway was wider than expected. There are also issues with capacity because the water flows north and the culverts get smaller as you go north.
- ii. Steve said we have an agreement from Morley for an additional analysis. He said we could submit the data we have to DNR, but it would negatively affect development in the area. Morley could build a model with factors we know affect capacity in the area. We hope taking these factors into account will shrink the floodway and keep the floodplain from rising.
- iii. Brad Pemberton asked what will happen if we do nothing. Steve said new development will flood and push water on to other property. Herb Davis added that Sunbelt Rentals built a dam that would push water onto the property for the hotel project that we approved tax abatement for.
- iv. Courtney TenBarge said we shouldn't be sure DNR will accept the results. Herb Davis said we don't have to submit our results if we have concerns.
- v. Courtney TenBarge made a motion to approve the funding for the Howard Ditch Floodway additional analysis totaling \$59,000 plus reimbursables. Steve Smith seconded the motion. The motion carried 5-0 (Jenna Richardt had left the meeting).
- vi. Aric Pryor made a motion to approve Steve or Courtney to sign the agreement with Morley for the study. Steve Smith seconded the motion. The motion carried 5-0.

VI. TIFs

a. Epworth

i. Sports Complex

1. Steve said we recently received the construction insurance from Aigner Construction for the sports complex. We are still working on the leasable space and naming rights for the building

ii. The Dominion

1. Steve said he recently met with the housing developer for The Dominion to discuss costs. He said we don't have the economic development agreement ready yet.

iii. Newburgh Sewer

1. Steve said Newburgh Sewer has their new pump equipment installed, but hasn't tested for capacity yet. They have identified some I&I issues that are affecting capacity in the Epworth TIF area. Steve said he will be meeting with Morley and Powers Engineering in April to discuss the current situation and we will then hopefully meet with the team from Newburgh.
  - a. Herb Davis added that we will probably ask Newburgh Sewer to redo their capacity study after the pump and I&I issues are corrected.

b. NW

i. E150

1. Steve said Project E150 is still working on finishing the interior of their building and are on track for the March 31<sup>st</sup> deadline to occupy the new facility.

ii. Shell Building Updates

1. We have a new, fast-moving project that would be a good fit for the shell building considering the site. They hope to make a decision in April.
2. Prime Foods is also still considering the shell building.

iii. Project Vivid

1. Steve said Project Vivid is still very active and considering most of the remaining land in the industrial park.

iv. Project Fleet

1. Project Fleet is also still very interested in the lot along Nobles Chapel Rd. and has been working with Phenix Specialty Films to understand their construction at the site. They have also filled out a preliminary tax abatement application for the project.

c. SR 61

i. 2025 Projects

1. Steve said we are still looking at projects for the SR 61 TIF. He said we have a list from the school corporation of their needs for the Pathways school. We have also reached out to the Yankeetown Fire Department and the Anderson Township Trustee's office to discuss their needs. Steve said we want to put together a list of projects we can support with the funds from the Epworth and SR 61 TIFs.

2. Aric Pryor asked if the projects we support need to be within the TIF district. Herb Davis said the projects need to serve the TIF, but don't technically need to be located within the boundaries. Steve added that the two main focuses of the Pathways school are healthcare and manufacturing, so those fit very well with the industries in the Epworth and SR 61 TIF districts.
3. Aric said he was aware of a project at the 4-H center to replace the barns that needs funding. Steve said that would probably be a good project for EDIT funding.
4. Brad Pemberton asked if we planned to do a set amount from each TIF fund for projects. Steve said we will probably wait and see what type of projects we get.

VII. Additional Items

- a. Insurance and Board Member Bonds
  - i. Steve told the board that we have confirmed that RDC members are covered under the County's new E&O insurance coverage for public officials.

VIII. Adjournment

- a. Aric Pryor made a motion to adjourn the meeting. The meeting was adjourned by consensus at 4:54 pm.