



Warrick County Redevelopment Commission
Regular Meeting – October 16th, 2025 – 3:38 pm
Meeting Minutes

Members Present: Brad Pemberton, Jenna Richardt, Courtney TenBarge

Members Online: Aric Pryor

Others Present: Steve Roelle, Holly Gossman, Jacob Shelton, Herb Davis, Greg Richmond, Sarah Eller, Jerry Aigner, Sophie Richardt

- I. Call to Order
 - a. Courtney TenBarge called the meeting to order at 3:38 pm.
- II. Approval of Minutes – September 18th, 2025
 - a. Brad Pemberton made a motion to approve the meeting minutes from the September 18th meeting as presented in the meeting packet. Jenna Richardt seconded the motion. The September minutes were approved 4-0.
- III. Financial Reports – October 2025
 - a. Steve presented the TIF financial reports for October and said there were no changes from the meeting packet.
 - b. Jenna Richardt made a motion to approve the October TIF financials as presented. Courtney TenBarge seconded the motion. The financials were approved 4-0.
- IV. Approval of Settlement for TIF Expenses – October 16th, 2025
 - a. Steve presented the TIF claims for October totaling \$32,615.60. He noted that some Morley claims had been added since the meeting packet went out.
 - b. Jenna Richardt made a motion to approve the October TIF claims as presented. Brad Pemberton seconded the motion. The claims were approved 4-0.
 - c. Herb Davis added that Morley is almost done with the floodway study.
- V. Action Items
 - a. TIF Spending Plans
 - i. Steve said the TIF spending plans for 2026 aren't ready yet, but we will have them for approval at the November meeting so the Auditor can submit them to the State before the end of the year. These are the required plans showing how we plan to spend TIF revenue for the next year.
 - b. Mainstream Letter of Credit
 - i. Steve said Mainstream recently moved their letter of credit to a new bank. Herb reviewed the new letter and asked for some minor changes.

- ii. Steve asked the board to ratify his signature on the amended letter of credit.
 - iii. Jenna Richardt made a motion to ratify Steve's signature. Brad Pemberton seconded the motion. The motion carried 4-0.
- c. Newburgh Sewer
 - i. Steve said that because SKO represents Newburgh and the RDC, the attorneys will be stepping away from the Newburgh Sewer capacity negotiations. Newburgh has a new attorney and we have been recommended Nicholas Kile from Barnes & Thornburg.
 - ii. We are still waiting on his engagement letter and rates, but Herb said we would like the board's approval to retain Nicholas Kile once we receive this information.
 - iii. Aric Pryor made a motion to retain Nicholas Kile for Newburgh Sewer discussions dependent on his rates and engagement letter. Jenna Richardt seconded the motion. The motion carried 4-0.

VI. TIFs

- a. Epworth
 - i. Floodway Study
 - 1. Steve gave the board an update on the floodway study in the Epworth TIF. He said once the study is complete, we will be having a meeting with Morley to go over the results. The study should be ready for the board to approve at the November meeting, and then we can submit the final report to DNR.
 - ii. Site Work Progress
 - 1. Steve showed the board some new pictures of the site work for the Epworth Point development. He said the water line from Chandler Water is going in, but won't run the entire length of the project site. He said we are going to pay to extend the line across the entire site through a change order on the existing project.
- b. NW
 - i. Project Firefly (Redbird)
 - 1. Steve told the board Project Firefly (previously called Redbird) toured the shell building and industrial park on Monday. He said they are a Japanese auto parts manufacturer that would start with logistics and then add light manufacturing to their facility. They are looking at a few sites in the area, but the shell building is the closest to meeting their needs by their stated deadline.

2. Herb Davis asked if the company has a quote from Woodward for the buildout costs on the shell building. Steve said he wasn't sure, but they are also working with another construction company that might do the buildout if they choose the shell building.

ii. Shell 100 Update

1. Steve showed the board an updated list of active projects for the shell building from Woodward.

iii. Project Vivid

1. Steve said Project Vivid's schedule has changed, as discussed earlier in the EDAC meeting. He said he has had two meetings with Duke Energy to discuss the substation upgrade that would be needed for the project. He said we have also had calls to discuss the project's other utility needs and first responder requirements for emergencies. We are also looking at options for their water and sewer needs as they want a looped system.
2. Brad Pemberton asked if other locations were still in competition for the site. Steve said they have been looking at two locations, but they have been satisfied with the incentives we have offered.
 - a. Herb Davis added that this would be the land plus tax abatement.
3. Courtney TenBarge asked how long the necessary water and sewer upgrades would take to complete. Steve said it would probably take about two years, but the timeline would work with their schedule.
4. Jerry Aigner asked if Vanderburgh County would cover any of the cost of the upgrades if it benefitted their infrastructure. Steve said they are involved in the discussion, but Vivid would be responsible for the costs of the upgrades.

iv. What's Next?

1. Steve said there is still a project considering the 35 acres at SR 57 and Nobles Chapel Rd next to the industrial park.

c. SR 61

i. Future Projects

1. Steve said we would discuss future projects for the SR 61 TIF when we go through the TIF spending plans at next month's meeting.

VII. Additional Items

a. Other Board Business

- i. Greg Richmond asked if there were any updates on the Rustic Hills solar project. Steve said they put in the access road for construction and just received their final costs for connection to the grid through MISO. At this point, they will probably start installing panels after the 2026 farming season.

VIII. Adjournment

- a. Jenna Richardt made a motion to adjourn the meeting. Brad Pemberton seconded the motion. The meeting was adjourned by consensus at 4:13 pm.