



Warrick County Redevelopment Commission

Regular Meeting – April 17th, 2025 –3:57 pm

Meeting Minutes

Members Present: Brad Pemberton, Stacy Tevault, Abbie Redmon, Aric Pryor, Jenna Richardt

Members Online: None

Others Present: Steve Roelle, Holly Gossman, Jacob Shelton, Herb Davis, Ron Bacon (online)

- I. Call to Order
 - a. Jenna Richardt called the meeting to order at 3:57 pm.
- II. Approval of Minutes – March 19th, 2025
 - a. Brad Pemberton made a motion to approve the meeting minutes from the March 19th meeting as presented in the meeting packet. Stacy Tevault seconded the motion. The minutes were approved 4-0.
- III. Financial Reports – April 2025
 - a. Steve presented the TIF financial reports for April and said there were no major changes to the cash flow projections, and noted that we have reserves for future projects.
 - b. Aric Pryor made a motion to approve the TIF financial reports as presented. Stacy Tevault seconded the motion. The financials were approved 4-0.
- IV. Approval of Settlement for TIF Expenses – April 17th, 2025
 - a. Steve presented the list of TIF claims for April totaling \$36,832.50.
 - b. Stacy Tevault made a motion to approve the TIF claims. Aric Pryor seconded the motion. The claims were approved 4-0.
- V. Action Items
 - a. Annual Report
 - i. Steve said the 2024 RDC Annual Report was presented to County Council at their April meeting and has been submitted to the State by the Auditor. No further action is needed.
- VI. TIFs
 - a. Epworth TIF
 - i. Newburgh Sewer
 1. Steve recapped the situation with Newburgh Sewer, saying that they have capacity issues in the Epworth area and have suggested solutions.

2. We had Powers Engineering look at their capacity study and asked for Newburgh to remodel their capacity study. Steve said the progress on this process has been slow, and we still need to make more progress. He said we want to start having regularly scheduled meetings.
3. Steve said we need to come to an understanding about what is really needed to solve their issues.
4. Herb Davis added that we know many of their issues are due to water from rain.
5. Stacy Tevault said Newburgh has other options to fund projects like increasing tap fees.
6. Brad Pemberton said it was a good decision to have another engineer look at their modeling.

ii. Sports Complex

1. Steve said we now have the Encroachment Agreement with Newburgh for the sports complex. The agreement will now be going to the Commissioners for final approval.
2. Aigner Construction will be starting on the dirt work at the site as soon as it dries out.
3. Edge Sports is now in negotiations with a company for naming rights of the building.

iii. The Dominion

1. The Dominion development is currently working on their READI agreement for funding.

iv. Gateway District

1. Steve said he will be meeting next week with a 3rd-party sub-developer for the housing component of the Gateway District project.

v. Additional Projects

1. Deaconess has cleared the lots at the corner of SR 66 and Epworth where Boston's and German American used to be located. We don't know their plans for the location yet.
2. A new project is looking at the corner of Grimm Rd and SR 66 across from Fastbreak.
3. Woodward is also working on a townhouse development behind the Islamic Center on Grimm Rd.

4. Herb Davis asked if we have an update on the hotel project planned for Stahl Rd. west of Epworth. Steve said they are waiting on the floodway analysis. They did get approval from Hilton for the project.

b. NW TIF

i. Shell 100 Update

1. Steve said he recently met with a pool chemical company from Michigan who are interested in the shell building. They need at least 100,000 sf with the ability to expand to 200,000 sf at the site.
2. Prime Foods is also still considering the shell building for their expansion.

ii. Project Vivid

1. Steve said Project Vivid recently met with Governor Braun, and the meeting went well. They are currently considering the NWIP and a site in Michigan. We are setting up meetings with the utility providers at the industrial park to discuss their capacity needs.
2. Steve said we have also given the project a developer purchased bond outline based on an 80% giveback of TIF revenue. This would require no additional pledge of funds from the RDC or the County. He noted that our projections were based on the old TIF and property tax policies.

iii. E150 Update

1. Steve said Project E150 got their Certificate of Occupancy for the building by the March 31st deadline and are now working towards moving their operations into the facility.
2. Steve said he is now working with their CFO and have a weekly update call scheduled as they work to move into their new building. They have had delays getting internet connected.
3. Next week, they plan to start moving inventory from their warehouse near the airport to the NWIP building. Their plan is to begin moving ePackage Supply operations first, then eLuxury.
4. Steve said unless they move all their operations and staff to the NWIP building, they will likely be out of compliance for their tax abatement.
 - a. Jenna Richardt asked who checks on tax abatement compliance in Warrick County. Steve said Economic Development validates their tax forms and then County Council will vote on compliance. He said this usually happens at the June County Council meeting.

c. SR 61 TIF

i. TIF Fund Grants

1. Steve said the board has previously discussed using TIF funds to support community projects like the Yankeetown Fire Department and the Pathways School. Looking at our financials, investments from Alcoa and Kaiser have led to higher than anticipated funds in the SR 61 TIF.
2. Steve said he has reached out to Yankeetown Fire and the School Corporation to get some ideas about how the TIF funds could support their needs. He showed the board lists of estimated costs for these projects. He said to comply with TIF rules on spending, we should stick to funding capital projects.
3. Herb Davis added that, by law in Indiana, no more than 15% of TIF expenditures can be for schools.
4. Steve said this is a good opportunity for the RDC to build good relationships with the community and added that we can get more done when multiple groups share the burden for funding projects.
5. Stacy Tevault added that Yankeetown Fire has been working hard to meet the needs of the growing area and lack funding. She said it is also easier to attract volunteers when the department is well funded.
6. Aric Pryor asked what amount we were thinking for these projects? Steve said maybe something in the \$100,000 range for the schools or something like purchasing a truck for Yankeetown Fire.
7. Steve added that we could have someone from the schools and Yankeetown come talk to the board about their priorities.
8. Herb Davis suggested that the board could authorize a not to exceed amount for these projects.
9. After some discussion, Brad Pemberton made a motion to approve spending not to exceed \$75,000 for the Friedman Park entrance, \$180,000 for the Buddy Ball fields, \$100,000 for the Pathways school, and \$85,000 for Yankeetown Fire. Aric Pryor seconded the motion. The motion carried 4-0.

VII. Other Business

a. EDC Board

- i. Steve gave the board an update on the Economic Development Council board that we will need to engage if we end up doing a developer backed bond for Project Vivid.

- ii. Steve said he was recently reappointed by the Commissioners and Aric Pryor was appointed two years ago, so his term is still going. The Boonville City Council plans to appoint Steve Smith as their representative at their next meeting.

VIII. Adjournment

- a. Brad Pemberton made a motion to adjourn the meeting. Aric Pryor seconded the motion. The meeting was adjourned by consensus at 5:05 pm.