Warrick County Redevelopment Commission

Regular Meeting – May 21st, 2026 – 3:29 pm

Meeting Minutes

Members Present:	Courtney TenBarge, Stacy Tevault, Steve Smith, Jared Voellinger, Jenna Richardt, Abbie Redmon
Members Online:	None
Others Present:	Steve Roelle, Holly Gossman, Herb Davis, Greg Richmond

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I. Call to Order
   a. Courtney TenBarge called the meeting to order at 3:29 pm.

II. Approval of Minutes – April 16th, 2026
   a. Stacy Tevault made a motion to approve the meeting minutes from the April 16th meeting as presented in the meeting packet. Jared Voellinger seconded the motion. The minutes were approved 5-0.

III. Approval of Minutes – April 30th, 2026
   a. Steve Smith made a motion to approve the meeting minutes from the April 30th special meeting as presented in the meeting packet. Jenna Richardt seconded the motion. The minutes were approved 5-0.

IV. Financial Reports – May 2026
   a. Steve presented the TIF financial reports for May and noted the updated projections.
   b. Jenna Richardt made a motion to approve the TIF financial reports for May as presented. Steve Smith seconded the motion. The financials were approved 5-0.

V. Approval of Settlement for TIF Expenses – May 21st, 2026
   a. Steve presented the TIF claims for May totaling $445,029.91 and noted two new claims that had been added for a bond fee and shell building invoice.
   b. Stacy Tevault made a motion to approve the May claims as presented. Jared Voellinger seconded the motion. The claims were approved 5-0.

VI. Action Items
   a. Ratify Sewer Substantial Completion – Epworth Point
      i. Steve asked the board to ratify his signature on the certificate of substantial completion with Newburgh Sewer for the sewer extension at the Epworth Point site.
      ii. Jenna Richardt made a motion to ratify Steve's signature on the certificate of substantial completion. Jared Voellinger seconded the motion. The motion carried 5-0.

b. Ratify Sitework Substantial Completion – Epworth Point
    i. Steve asked the board to ratify his signature on the certificate of substantial completion with Jerry Aigner Construction for the sitework on the Epworth Point subdivision. He said we are currently still working on the punch list.
    ii. Jared Voellinger made a motion to ratify Steve's signature on the certificate of substantial completion. Steve Smith seconded the motion. The motion carried 5-0.
c. Ratify Signature – Special Use
    i. Steve asked the board to ratify his signature on the application for special use permit form for the sports complex. There are no changes, but we need a new special use permit because the previous one expired.
    ii. Jenna Richardt made a motion to approve Steve's signature on the application for special use permit. Jared Voellinger seconded the motion. The motion carried 5-0.
d. Project Viper – Resolution 2026-3
    i. Steve presented Resolution 2026-3 approving the tax abatement for Project Viper as discussed during the EDAC meeting.
    ii. Steve Smith made a motion at approve Resolution 2026-3. Jenna Richardt seconded the motion. The motion carried 5-0.
    iii. The board members in attendance signed the resolution.
e. Project Duck – Resolutions 2026-4 and 2026-5
    i. Steve presented Resolutions 2026-4 and 2026-5 approving the tax abatement for each of the companies involved in Project Duck as discussed during the EDAC meeting.
    ii. Stacy Tevault made a motion to approve Resolution 2026-4 (Ultima Plastics). Jared Voellinger seconded the motion. The motion carried 5-0.
    iii. Jenna Richardt made a motion to approve Resolution 2026-5 (ACO, Inc.). Stacy Tevault seconded the motion. The motion carried 5-0.
    iv. The board members in attendance signed the resolutions.
f. 2027 TIF Collection
    i. Steve reminded the board that each year we send letters to the underlying taxing units in the TIF districts to inform them of our plans for next year's tax revenue.

ii. He said his recommendation for 2027 is to again keep all the revenue from the TIFs based on our debt obligations and ongoing projects. We will be doing the annual presentation for the underlying taxing units at the June meeting.

iii. Jenna Richardt made a motion to retain all of the revenue in the Epworth, Northwest, and SR 61 TIFs for 2027 and authorize Herb Davis to send the letters to the underlying taxing units. Stacy Tevault seconded the motion. The motion carried 5-0.

VII. New Business

a. Annual TIF Report

i. Steve went over some of the information from the annual RDC report from Baker Tilly. He said this is what we use to plan and forecast for the TIF districts. He noted that we are looking at the effects of revenue decreasing due to SEA1.

b. Meristem Report

i. Steve showed the board some of the results from the Meristem study of the Vann Road extension area. He said the report identifies the wetlands and jurisdictional streams in the planned project area. This will be submitted to DNR.

c. Floodway Study

i. Steve told the board the Howard Ditch floodway study was finally accepted by DNR with no changes.

VIII. TIFs

a. Epworth

i. Steve said we are working on the punch list for the sports complex sitework.

b. NW

i. Steve told the board we will have an update next month on Phenix Specialty Films and their new headquarters facility.

ii. Steve said Project Vivid is still active, but they are waiting for action from the team overseas.

c. SR 61

i. Steve said the Warrick Trails project to upgrade AMAX park and add a turf field is underway.

IX. Other Board Business

a. Herb Davis said the board should continue thinking about a future industrial park when we are out of land in the NWIP.

b. Steve Smith asked if we should be acting now to purchase land adjacent to the industrial park. Steve said maybe, noting the Project Duck would change our financial situation in the TIF and we want to have a better understanding of Project Vivid's plans for the site.

X. Adjournment

a. Jenna Richardt made a motion to adjourn the meeting. The meeting was adjourned by consensus at 3:54 pm.