



**Warrick County Redevelopment Commission**  
Regular Meeting – March 19<sup>th</sup>, 2026 – 3:47 pm  
*Meeting Minutes*

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

**Members Online:** None

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

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- I. Call to Order
  - a. Courtney TenBarge called the meeting to order at 3:47 pm.
- II. Approval of Minutes – February 19<sup>th</sup>, 2026
  - a. Stacy Tevault made a motion to approve the meeting minutes from the February 19<sup>th</sup> meeting as presented. Steve Smith seconded the motion. The minutes were approved 6-0.
- III. Financial Reports – March 2026
  - a. Steve presented the TIF financial reports for March and said there were no changes.
  - b. Jenna Richardt made a motion to approve the March financial reports as presented. Stacy Tevault seconded the motion. The financials were approved 6-0.
- IV. Approval of Settlement for TIF Expenses – March 19<sup>th</sup>, 2026
  - a. Steve presented the TIF claims for March totaling \$4,573,738.06. He noted that after the draw bond closing yesterday, the closing fees and the first bond payment had been added to the claims.
  - b. Herb Davis asked if we have an update from Jordan Aigner on when they plan to start work on the Gateway development. Steve said no, we are setting up meetings to discuss the timeline.
  - c. Brad Pemberton made a motion to approve the claims for March as presented. Jared Voellinger seconded the motion. The motion carried 6-0.
- V. Action Items
  - a. Baker Tilly Agreements
    - i. Steve said we have three documents from Baker Tilly for approval. These are a TIF services engagement letter, a scope appendix for TIF management services, and a scope appendix for the Gateway project. Steve said we have them bill for time and expenses. Herb Davis added that these agreements are similar to ones in previous years.

- ii. Courtney TenBarge made a motion to approve the Baker Tilly Agreements and authorize her signature as President of the RDC. Jenna Richardt seconded the motion. The motion carried 6-0. Courtney TenBarge signed the agreements.
  - iii. Steve also told the board that HB2010 now requires local governments to upload agreements for these types of services to the state. Herb Davis asked if this will include Scott Peck from Faegre Drinker. Steve said we are still getting clarification on whether or not bond counsel is included.
- b. NDA Signature
- i. Steve asked the board to ratify his signature on a non-disclosure agreement with Danco for the sports complex design. A copy of the agreement was included in the update email.
  - ii. Stacy Tevault made a motion to ratify Steve's signature on the non-disclosure agreement. Steve Smith seconded the motion. The motion carried 6-0.
  - iii. Jared Voellinger asked for clarification on the roles for Jordan Aigner and Danco on this project. Steve said Jordan's company will be the owner and Danco is the designer-builder.
- c. Annual Report
- i. Steve said the draft of the RDC annual report was sent out to board members for review. We need to present the report to County Council at their next meeting and submit to the state by April 15<sup>th</sup>.
  - ii. Brad Pemberton made a motion to approve sending the annual report to County Council and to submit the final report to the state. Jenna Richardt seconded the motion. The motion carried 6-0.

## VI. New Business

### a. TIF and Childcare

- i. Steve told the board about HB1177 that now allows TIF revenue to be spent on childcare. He said childcare availability is a major concern for employers, so this is something the board could consider.

## VII. TIFs

### a. Epworth TIF

#### i. Draw Bond

- 1. Steve told the board we closed on the draw bond yesterday. Herb Davis added that Old National made the payment to the project and we repaid immediately to avoid any interest.

- ii. Sports Complex
    - 1. Steve showed the board an updated schedule and scope for the sports complex that was included in the update email.
  - iii. The Dominion
    - 1. Steve said he has a meeting scheduled for April 1<sup>st</sup> to get an update on The Dominion development.
  - iv. 10-year Planning
    - 1. Steve said he met with Bobby Howard and Steve Sherwood to discuss our future road ideas from last month's meeting.
- b. NW TIF
- i. Additional Acres
    - 1. Steve reminded the board that if Project Vivid comes, we are out of space at the North Warrick Industrial Park. He showed the board a map highlighting a couple of areas where we could try to expand the park. He said we could pursue a land swap for the 9.5 acres in the northeast corner of the park.
    - 2. Stacy Tevault asked for an update on Project Vivid. Steve said they are still designing the North Warrick site and the North American team is ready to move forward, but they are waiting for approval from the overseas team.
    - 3. Courtney TenBarge asked if Project Vivid would potentially want the 9.5 acre expansion. Steve said yes, they would like more space at the site.
    - 4. Brad Pemberton asked about the price of the 35 acre parcel on SR 57. Steve said he thought the entire parcel was about \$1.1 million currently.
    - 5. Courtney TenBarge asked Steve for his opinion on the 35 acre parcel. Steve said it would probably be the easiest way to expand the park.
    - 6. Brad Pemberton suggested we could try to get a purchase agreement for the land with enough time to back out depending on what happens with Project Vivid.
- c. SR 61 TIF
- i. Warrick Trails Grant
    - 1. Steve said we are still working on the grant agreement for the Amax Park project with Warrick Trails.

2. Herb Davis added that this agreement will be very similar to our previous grant agreements and suggested that the board could approve the agreement subject to business and legal review and authorize Steve or Jenna Richard to sign.
3. Jenna Richardt made a motion to approve the Amax Park grant agreement pending business and legal review and authorize herself or Steve to sign. Brad Pemberton seconded the motion. The motion carried 5-0 with Courtney TenBarge abstaining.

VIII. Adjournment

- a. Jenna Richardt made a motion to adjourn the meeting. Courtney TenBarge seconded the motion. The meeting was adjourned by consensus at 4:21 pm.