



Warrick County Economic Development Advisory Council

Regular Meeting – May 15th, 2025 –3:00 pm

Meeting Minutes

Members Present:	Paul Perry, Brad Pemberton, Stacy Tevault, Jenna Richardt, Sarah Seaton, Courtney TenBarge,
Members Online:	Brandon Hayes, Aric Pryor, Lynn Lingafelter
Others Present:	Steve Roelle, Holly Gossman, Jacob Shelton, Herb Davis, Greg Richmond, Pat Brooks, Abbie Redmon, Michael Bell, Misty Denk

- I. Call to Order
 - a. Paul Perry called the meeting to order at 3:00 pm.
- II. Approval of Minutes – April 17th, 2025
 - a. Courtney TenBarge made a motion to approve the meeting minutes from the April 17th meeting as presented in the meeting packet. Brad Pemberton seconded the motion. The April meeting minutes were approved 7-0 (Brandon Hayes and Lynn Lingafelter had not yet joined the meeting).
- III. Financial Reports – May 2025
 - a. Steve presented the EDIT financial reports for May and noted that we are continuing to monitor any changes to funding as a result of SB1.
 - b. Jenna Richardt made a motion to approve the EDIT financials as presented. Courtney TenBarge seconded the motion. The financials were approved 7-0 (Brandon Hayes and Lynn Lingafelter had not yet joined the meeting).
- IV. New Business
 - a. Chandler Presentation
 - i. Steve introduced Michael Bell, the Planning, Zoning, and Storm Water Director for Chandler and Misty Denk, the Utility Administrator for Chandler Utilities. He said there are a lot of great things going on in Chandler to share with the board.
 - ii. Michael Bell said Chandler has seen a lot of population growth and development over the past decade. He said they are particularly proud of their utility system, which is easy for builders and developers to navigate.
 - iii. Building permits have been increasing significantly in Chandler in recent years and there have been several new housing developments.
 - iv. There have been a lot of upgrades to the parks and recreation system recently, including a bike park, disc golf course, youth sports programs, and they are currently working on a 10-acre nature park.

- v. Steve showed the board some renderings and site plans of the planned Heim Ridge Phase 3 development in Chandler. He added that if your only experience with Chandler is driving through on SR 62, you should check out the rest of the town.
 - vi. Greg Richmond asked where the new housing development will be located. Steve said it is the old speedway property. Michael Bell added that some of the speedway property will be used for housing and the rest will be left as wetlands. Steve asked if there was a timeline for construction. Michael said they are still waiting for utility schedules, but probably next year.
 - vii. Herb Davis asked how many acres have been added to Chandler through annexation in recent years. Michael said the new Heim Ridge development adds about 140 acres and there have been about 25 acres added thorough other recent developments.
 - viii. Stacy Tevault said that Chandler Utilities has a history of planning ahead for future needs compared to other utilities in the area. Michael added that Chandler is the 2nd largest utility provider in southwest Indiana.
- b. Grimm Road Updates
- i. Steve said INDOT has decided to install a permanent traffic signal at the Grimm Road intersection. He said Warrick County has been working on this project since 2006.
 - ii. The new signal is set to be installed on or around May 21st. Steve said we are working with the Sherriff on traffic control and messaging during the installation process.
 - iii. Steve said we may hear some news about planned development at the intersection soon now that the signal will be permanent.
- c. 2025 Tax Abatement Updates
- i. Steve said he will be going to the July County Council meeting to present our current tax abatements for compliance. He said some of the projects that recently received abatement were not completed before January 1st, so they will have a partial assessment for this year.
 - 1. Paul Perry asked if the partial assessment is just based on the land value. Steve said no, the Assessor has a formula to determine a value for the completed portion.

V. Old Business

a. Livestreaming

- i. Steve reminded the board that we are now livestreaming our meetings on YouTube. He said there will now be a placeholder live event on our YouTube channel for upcoming meetings.
- ii. Steve said board members joining the meeting on Zoom will need to be seen and heard in order to vote and we will be doing roll call voting. He reminded everyone to mute when not speaking.

b. Friedman Park Bridge

- i. Steve showed the board a picture of the historic bridge that has now been installed at Friedman Park. He said the bridge needed to be replaced at its previous location, but since it is historic, they needed to find a way to repurpose it. There is still some dirt work to do, but the bridge is now at Friedman Park near the nature trails.

c. INDOT

- i. Steve said he recently attended an INDOT meeting in Newburgh. They wouldn't tell him what it was about ahead of time, but it ended up being about the Grimm Road signal.
- ii. INDOT is also planning to test out some new surface coating with better durability on roads in Warrick County. They plan to start with the bike lanes on SR 662 near the I-69 exit.
- iii. Steve reminded the board that he is attending another INDOT meeting on May 21st to discuss state roads. He asked the board to provide him with any additional issues to bring up during the meeting.

VI. Additional Items

a. Upcoming Events

- i. Steve showed the board a list of upcoming events including:
 1. The Classic Boomer Car Show – May 31st
 2. Picnic in the Park – June 1st
 3. Parks Foundation Dad Fest – June 14th
- ii. Steve also noted that we are currently doing a Warrick Bucks promotion for Mother's Day, Father's Day, and graduation.

b. Other Board Business

- i. Lynn Lingafelter noted that the meeting presentation wasn't visible on the Zoom meeting. Steve said we're using the Owl camera now, and it focuses on the person speaking, so it doesn't have a good view of the presentation. He said we would look at other options to view the presentation.

VII. Adjournment

- a. Jenna Richardt made a motion to adjourn the meeting. The meeting was adjourned by consensus at 3:42 pm.