



Warrick County Redevelopment Commission

Regular Meeting – August 21st, 2025 –4:01 pm

Meeting Minutes

Members Present: Steve Smith, Jenna Richardt, Courtney TenBarge, Stacy Tevault, Abbie Redmon

Members Online: Brandon Hayes

Others Present: Steve Roelle, Holly Gossman, Jacob Shelton, Herb Davis, Greg Richmond, Abigail Hornacek

- I. Call to Order
 - a. Courtney TenBarge called the meeting to order at 4:01 pm.
- II. Approval of Minutes – July 17th, 2025
 - a. Jenna Richardt made a motion to approve the July 17th meeting minutes as presented in the meeting packet. Steve Smith seconded the motion. The meeting minutes were approved 5-0.
- III. Financial Reports – August 2025
 - a. Steve presented the TIF financial reports for August and said the updated projections were included in the meeting packet. He said the new financial projections account for the effects of SB1.
 - b. Jenna Richardt made a motion to approve the August TIF financial reports as presented. Steve Smith seconded the motion. The financials were approved 5-0.
 - c. Steve noted that the future projections show revenue dropping for future developments. He said revenues will drop further as the Epworth TIF starts to expire, but this will not impact our ability to cover our debt service.
 - d. Steve also said we will need to look at the new TIFs with no development and base assed value set before SB1. He said if there is a large revenue gap, we may need to recreate the TIF to reset the base value, but no action is needed at this time.
- IV. Approval of Settlement for TIF Expenses – August 21st, 2025
 - a. Steve presented the TIF claims for August totaling \$682,875.41. He noted that an additional claim from Jerry Aigner Construction had been added for the sports complex sitework. He said we will wait for Morley to sign off on the work before we submit the claim for payment.
 - b. Steve Smith made a motion to approve the August TIF claims as presented contingent on the Jerry Aigner Construction claim being approved by Morley. Courtney TenBarge seconded the motion. The claims were approved 5-0.

V. Action Items

a. Project Vivid – Right of Entry

- i. Steve said Project Vivid is working on wetland delineation at the NWIP site and their consultant wants to get the Army Corps of Engineers involved. They need a signed right of entry form to give them permission to work on the RDC's property.
- ii. Steve asked the board to ratify his signature on the right of entry form.
- iii. Jenna Richardt made a motion to ratify Steve's signature. Steve Smith seconded the motion. The motion carried 5-0.

b. Powers Engineering – Not to Exceed Amount

- i. Steve said our original agreement with Powers Engineering for their consultation on Newburgh Sewer issues had a not to exceed amount of \$20,000. They are still working on the project, so we want to raise the not to exceed amount to \$40,000.
- ii. Jenna Richardt made a motion to raise the not to exceed amount for Powers Engineering to \$40,000 to continue the Newburgh Sewer project work. Steve Smith seconded the motion. The motion carried 5-0.

VI. TIFs

a. Epworth TIF

i. Newburgh Sewer Updates

1. Steve said our engineers and Newburgh Sewer's engineers have met twice now to further discuss their capacity issues. He said Newburgh needs to make us comfortable with the size of the problem and solution before we act. Steve said we are still concerned with some of their numbers.
2. Steve showed the board a chart with the different options to increase capacity, which he said we are working to validate. He said the capacity issues are still an issue of what happens during heavy rain.

ii. Epworth Point Construction

1. Steve showed the board some photos of the site work for the sports complex and said it is moving along nicely.

iii. Floodway Study

1. Steve said Morley is still working on the floodway study for the Epworth Road area.

b. NW TIF

i. Project Vivid

1. Steve said Project Vivid wants to look at moving the BP diesel line that runs across their potential site. BP said this was possible, but it would be a multi-million dollar project over about two years.

ii. Shell 100 Updates

1. Steve went through the projects currently considering the shell building. He said a cardboard box manufacturer has toured twice and now has a buildout plan. A Japanese auto parts manufacturer is also looking at the building. Woodward also did a proposal for a warehouse and distribution project.

iii. What's Next?

1. Steve said Rich Henderson from Phenix is considering the additional land at the southern end of the industrial park. There is also a project considering the land between the NWIP and SR 57. This land was previously listed for sale, but the owner has since passed away. There is also an electric transmission line running across the property.
2. Continuing the discussion of where future development could go, Steve showed the board a map outlining the land in Warrick County that is in the floodplain or has previously been mined, indicating that there is relatively little space left for major development.

c. SR 61 TIF

i. Grant Updates

1. Steve gave the board an update on the grants for the Pathways School and the Yankeetown Fire Department. He said the new construction equipment is in use at the Pathways School and Yankeetown's new vehicle should be ready soon. He also showed the board a list of other potential projects they could consider funding with SR 61 TIF funds.

VII. Adjournment

- a. Jenna Richardt made a motion to adjourn the meeting. Stacy Tevault seconded the motion. The meeting was adjourned by consensus at 4:37 pm.