Warrick County Redevelopment Commission
Regular Meeting – July 16th, 2026 – 4:00 pm
Meeting Minutes

Members Present: Jared Voellinger, Courtney TenBarge, Stacy Tevault

Members Online: Brad Pemberton, Jenna Richardt, Brandon Hayes

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

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I. Call to Order
   a. Courtney TenBarge called the meeting to order at 4:00 pm.

II. Approval of Minutes – July 16th, 2026
   a. Stacy Tevault made a motion to approve the meeting minutes from the July 16th meeting as presented in the meeting packet. Courtney TenBarge seconded the motion. The minutes were approved 6-0.

III. Financial Reports – August 2026
   a. Steve presented the TIF financial reports and said there were no changes from last month.
   b. Stacy Tevault made a motion to approve the financial reports as presented. Jared Voellinger seconded the motion. The financials were approved 6-0.

IV. Approval of Settlement for TIF Expenses – August 20th, 2026
   a. Steve presented the TIF claims for August totaling $48,694.40.
   b. Stacy Tevault made a motion to approve the TIF claims as presented. Jared Voellinger seconded the motion. The claims were approved 6-0.

V. Action Items
   a. Resolution 2026-2
      i. Steve said when the SR 61 TIF was created, we only wanted to collect revenue on new development. However, there was some new incremental value from old projects like abatements ending on Alcoa upgrades. He said because of this we have a resolution to pass $617,059 of personal property assessed value through to the underlying taxing units.
      ii. Stacy Tevault made a motion to approve Resolution 2026-2. Jared Voellinger seconded the motion. The motion carried 6-0. The board members in attendance signed the resolution.

b. Sports Complex Plans Deadline Extension
    i. Steve said the sports complex EDA required Epworth Development to submit a full set of plans by August 1st. They were not ready, so we extended the deadline by a month. This deadline is still unrealistic while they continue to make changes to the design, so we would like to extend the deadline for another month.
    ii. Herb Davis clarified that the board would be ratifying the previous extension to 9/1 and approving the additional extension to 10/1.
    iii. Steve added that the extensions should not affect construction timing.
    iv. Stacy Tevault made a motion to ratify the first extension and approve the second extension to the sports complex plan deadline. Jared Voellinger seconded the motion. The motion carried 6-0.

c. Epworth Point Bids and Deadline
    i. Steve told the board that today was the deadline for bids for the sports complex that were required to use the land as an incentive for the project. No bids were received.

d. Land Closing Documents
    i. Steve said we may have the land closing documents for the sports complex at the next meeting.

e. Economic Development Bond
    i. Steve showed the board the timeline for completing the economic development revenue bond for the sports complex. He said County Council will need to pass an ordinance first, then the EDC will meet for a public hearing, and then the RDC will pledge the revenue at the September17th meeting.
    ii. Steve clarified that this will only be TIF funds and no County funds.
    iii. Herb Davis added that the bond will be $9.5 million for the project plus the amount of the bond issuance expenses.

VI. New Business

a. Sports Complex Update
    i. Steve said we have been making progress on the size and amenities of the sports complex design over the past few weeks. He said we have been focusing on the front of house design including the tenant space, rental space, and facility storage.
    ii. Steve said Epworth Development now has a verbal commitment for naming rights for the sports complex. This company also plans to take some of the leasable space.

iii. Epworth Development now has a financing proposal from Indiana Members and are currently working on the appraisal. They hope to close on the loan in the next several weeks.
    1. Jared Voellinger asked about the 30-day deadline to secure financing in the economic development agreement. Herb Davis said the 30-day provision refers to their right to back out of the agreement. Jared asked how confident we feel about the financing situation. Herb said we feel very confident. Steve added that if something changes, we still have time to pull back on the agreement.
    2. Greg Richmond asked if the turf and track portions are gone from this design of the sports complex. Steve said yes, they weren't economically feasible because the local universities didn't want to support the project and other indoor tracks opened closer to us.
    3. Courtney TenBarge asked about the completion timeline. Herb Davis said they are planning for substantial completion by November 2027.
    4. Herb added that Edge Sports is involved with the details for the facility's operations.

b. Vann Road
   i. Steve said we are currently working on the plans for Vann Rd. going east to Libbert Rd.and the surrounding development. He said we've done the wetlands study and are working with the Highway Department on design. Next, we want to get the project on the County's transportation plan and get right-of-way from the property owners.

c. Project Duck and Shell Building
   i. Steve said Project Duck has been working with Woodward on a purchase agreement for the shell building. Evan Beck is on vacation, so we expect the purchase agreement to be signed when he gets back. After the due diligence period, we expect they will close on the building in October.

VII. TIF Updates

a. Epworth
   i. Epworth Development
      1. Steve said Epworth Development is currently planning the first phase of their residential development. He said they are working on a PUD and have met with Area Plan, Stormwater, and first responders.

b. North Warrick
    i. Project Vanguard
        1. Steve told the board Project Vanguard's State incentives were approved, so we are now planning a ribbon cutting.
    ii. Duke Energy Substation
        1. Steve said we are still having discussions with Duke Energy about locations for a future substation to improve capacity for industrial projects.

VIII. Adjournment

a. Stacy Tevault made a motion to adjourn the meeting. Jared Voellinger seconded the motion. The meeting was adjourned by consensus at 4:38 pm.