Board of Directors Meeting Minutes
Redevelopment Commission
3rd Floor Government Center
May 19, 2026
10:00 am

1. **Call to Order**
President Bob Woosley called the meeting to order at 10:00 am.

2. **Roll Call**
Present: Bob Woosley, Al Knable, Danny Short, Scott Whalen
Not Present: Rich Boling, Melanie Northup
Staff Present: Nick Creevy, COO and Brenda Gray, Clerk
Board Attorney: Justin Endres

3. **Approval of Minutes and Claims**
Bob Woosley asked for a motion to approve the minutes as prepared, from the April 21, 2026 meeting. Al Knable made the motion to approve the minutes, 2nd by Danny Short. All in favor, and the motion carries.

Bob Woosley asked for a motion to approve claims as presented, Al Knable made the motion to approve the claims, Danny Short 2nd the motion. All in favor, and the motion carries.

4. **Public Comment**
There was no public in attendance.

5. **Old Business**
   a. **Novaparke – Barn Quotes**
   Indiana Landmarks recommended Old Wood Buildings to shore up the foundation and bracing. We have quotes from GPAC Enterprises for $73,500, this does not include skirting; concrete footings. Old Wood Buildings quote is $50,000 to take down and store barn material. The block foundation is falling out of the barn. The County has an agreement with Indiana Landmarks to preserve the building. Until we have a use for the building, it was decided to spend as little as possible.

   b. **Galena Corridor Sewer Line Extension**
   Bob Woosley and Nick Creevy met with the representatives from Greenville. They have development concerns, and also have an ordinance that prohibits connecting to the sewer if you're outside of town; these things will need to be discussed further.

6. **New Business**
   a. **Tim Tweet/Proper Pilots**
   Tim Tweet was present to give the Board his quarterly update. Proper Pilots has been transitioning from consulting pilot schools in-person, to being able to set the schools up on their platform, in a fully virtual onboarding system. Mr. Tweet stated that they are essentially the bank for flight schools, and allow them to do their payment processing all the while streamlining their operations and graduating more student pilots in to commercial pilots. Revenue should be about $300,000 this year, through the income statement if they are able to add 10 schools per month, they should be at $1.2 million gross revenue this year; they are thinking it will be closer to 30 to 40 per month as they currently have over 470 schools on a waitlist.

They are committed to the area, wants to continue to utilize Novaparke as they grow this business.

b. **Resolution 2026-01; BOT Edwardsville School Community Center**
This BOT will help keep costs lower. The process is a somewhat lengthy (2-3 months). Edwardsville Highlander Point TIF – BOT on School Structure only.

Danny Short made a motion to approve the BOT for the Edwardsville School Structure. Scott Whalan 2nd the motion. All in favor and the motion carries.

c. **Deed Conveyance Agreements & Resolution 2026-2 Edwardsville School Community Center**
We are ready to have the school deeded to the County. Danny Short made a motion to approve the Resolution, Scot Whalan 2nd the motion. All in favor and the motion carries.

d. **Authorization to issue RFP for Edwardsville School Renovation Construction**
This is a motion to allow Nick Creevy to obtain quotes for the removal of the gymnasium. Scott Whalan made the motion to allow Nick Creevy to obtain quotes for this removal. Al Knable 2nd the motion. All in favor and the motion carries.

e. **The Root Contract**
The initial agreement in 2021/2022 was for six (6) months, but it was never re-addressed and carried forward. The new contract will include specific items, a scope of things done at Novaparke for their compensation. The programming at Novaparke is a valuable service, and this new contract should be a good fit for the County and The Root. The contract is not complete so the motion was made by Danny Short to table this until the June meeting; Al Knable 2nd the motion. All in favor and the motion carries.

f. **Pass Through Determination and Resolution 2026-03**
Al Knable moved to sign this resolution, Danny Short 2nd the motion. All in favor and the motion carries.

g. **Redwire Allowance Adjustment 3**
Motion to approve billing $12,914.50 to Redwire. Al Knable moved to bill Redwire the adjusted amount owed, Danny Short 2nd the motion. All in favor and the motion carries.

h. **IUS Commencement Letter**
Al Knable moved to sign the letter, Danny Short 2nd the motion. All in favor and the motion carries.

7. **Adjournment**
The meeting was adjourned at 10:43 am. Motion to adjourn the meeting, made by Al Knable, 2nd by Danny Short. All in favor and the motion carries.

Next regular meeting will be June 23, 2026 at 10:00 a.m., unless otherwise notified.

Bob Woosley, President

Rich Boling, Vice-President

Al Knable, Member

Danny Short, Secretary

Scott Whalen, Member

Attest:
Brenda Gray, Clerk