

Board of Directors Meeting Minutes
Redevelopment Commission
3rd Floor Government Center
June 23, 2026
10:00 am

1. Call to Order

President Bob Woosley called the meeting of the Floyd County Redevelopment Commission to order at 10:02 am.

2. Roll Call

Present: Bob Woosley, Rich Boling, Danny Short, Scott Whalen

Not Present: Al Knable, 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 once the misspelling of Scott Whalen's name are made, from the May 19, 2026 meeting. Danny Short made the motion to approve the minutes, 2nd by Scott Whalen. All in favor, and the motion carries.

Bob Woosley asked for a motion to approve claims as presented, Rich Boling 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. The Root Contract

Nick Creevy requested to table this until the July meeting. Danny Short made the motion to table The Root Contract discussion until the July meeting, 2nd by Scott Whalen. All in favor and the motion carries.

b. Galena Corridor Sewer Line Update

No action, just a status update. There was a meeting with Greenville, there were questions raised about capacity. Bob Woosley stated that it theoretically it would use up their capacity. There are some options to look at with them and will need further discussions with the Town of Greenville; the next steps are to look at what a build out would look like as well as funding on both accounts.

6. New Business

a. Jim Epperson – Southern Indiana Tourism

Nick Creevy asked Mr. Epperson to come to the meeting today to answer questions regarding the Innkeeper tax, how it's used, and how are short-term rentals regarded. Mr. Epperson stated that the Innkeepers tax was initiated about 50 years ago, this tax can be used to grow tourism in the County, it flows through the Department of Revenue then back down to the county treasurers and then SIT. For them, 75% of their funding is in marketing/promotion, and 25% is dedicated to a tourism capital development fund. Those funds can only be used to pay off bonds issued by a municipal partner for projects that their board approves. In 40 years, they have funded about \$7,000,000 worth of projects throughout the local communities such as the New Albany Amphitheater, Jeffersonville River Stage, the original Falls of the Ohio River building and exhibits within, as well as Novaparke and Whistlestop projects.

In the application process the applicant gets a higher score if they are funding 25% or less of the total project cost, they want to see other partners buy into the projects if they want to. They are going through a bond issue through the Floyd County Economic Development Commission that will fund projects, three of which are in Floyd County, amphitheater project at Sam Peden Community Park, a trailhead on the Monon Trail at IUS and the turf on some fields at Silver Street Park.

Mr. Creevy asked Mr. Epperson how short-term rentals are captured in the Innkeeper tax. Mr. Epperson stated in July, 2019 the Department of Revenue reached an agreement with the platforms. Where a hotel has to file through their management group, usually a state sales tax return, on the short-term rentals the margin is not on the hosts, it is on the platform to collect at the point of sale on the platform and then they remit to the Department of Revenue, so they are now included.

b. Lisa Russell (IUS) and Glen Heacock (Make My Move Presentation)

Glenn was a Make My Move participant and has been working with Lisa Russell, working with her is one of the incentives we offer with the Make My Move program. Ms. Russell keeps office hours at Novaparke and works with community members, students, and entrepreneurs.

They are working together to present Glenn's entry project, which he shared with actual pieces to see and feel as well as a Power Point Presentation. He's asking for funding of \$5,000 and office space at Novaparke. It was stated that \$5,000 has been earmarked, but contingent on finalization of Mr. Heacock's business plan. Motion made by Rich Boling to allow office space at Novaparke for Mr. Heacock, Danny Short 2nd the motion, all in favor and the motion carries.

c. Global Entrepreneur Week – IUS Sponsorship

IUS Sponsorship for Global Entrepreneur Week is seeking \$1500 from the County, the event will be on November 21, 2026 at Novaparke. This Board would need to recommend them to the Commissioners. Danny Short made a motion to move this request for \$1,500 to the County Commissioners, 2nd by Scott Whalen. All in favor and the motion carries.

d. Novaparke Building 5 Substantial Completion

There are 2 documents of Substantial Completion that need to be signed by the Board President, which Nick Creevy will send in to certify the substantial completion as presented. Danny Short moved to allow the President to sign the Substantial Completion forms as presented, 2nd by Scott Whalen. All in favor and the motion carries.

e. BOT – RFPQ on Edwardsville School Community Center

Nick Creevy stated that they have received four submittals, and would like to have more based on the costs. Danny stated that one or two more would be desirable. Nick will send out a few more requests.

f. Edwardsville Gymnasium Demo –

Nick had sent out 10 requests for bids. Koetter was the only one that responded, with a bid of over \$100,000. The challenge is the READI funds, the initial draw has to happen by the August 21, 2026 deadline. Danny Short said that it would be better to have one or two more bids, Bob Woosley will send a list of potential contractors to Nick, in order to reach out by mail and email.

With that being the case, Bob Woosley asked for a motion to be made to reject the bids received to allow Nick Creevy to solicit quotes again, that will be due July 7 by 4:00 pm, the

day of the next Commissioner's meeting. Rich Boling made the motion, 2nd by Danny Short. All in favor and the motion carries.

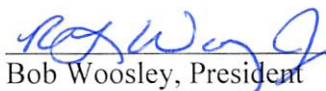
Nick wanted to take a moment to mention the Ribbon Cutting ceremony for Redwire will be on Monday, July 20th at 3:00 pm. Rich Boling said that Governor Braun will speak at the ceremony and there will be self-guided tours through the building for attendees.

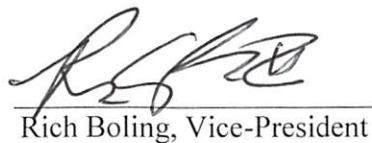
Rich stated that there's going to be a dedication plaque for the Novaparke Building #5 for fostering innovation in Floyd County, not on the same day as the Ribbon Cutting celebration, but soon.

7. Adjournment

The meeting was adjourned at 11:45 am. It was decided that the next meeting will be on July 28th at 9:00 am. Motion to adjourn the meeting made by Scott Whalen, 2nd by Danny Short. All in favor and the motion carries.

The next regular meeting will be July 28, 2026 at 9:00 am, unless otherwise notified.

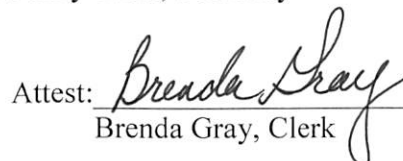

Bob Woosley, President


Rich Boling, Vice-President

Al Knable, Member


Danny Short, Secretary


Scott Whalen, Member

Attest: 
Brenda Gray, Clerk