

Floyd County Redevelopment Commission
January 21, 2025
10:00 AM

I. Call to Order

II. Roll Call of Members

Present: President Bob Woosley, Rich Boling, Al Knable, Danny Short, Brad Striegel, Melanie Northrup, Director of Redevelopment Donald Lopp, and Attorney Justin Endres, Administrative Assistant/Clerk Teresa Plaiss.

III. Election of Officers

- i. **President – Bob Woosley**
- ii. **Vice-President – Rich Boling**
- iii. **Secretary – Brad Striegel**

Mr. Knable made a motion to retain Mr. Woosley and Mr. Boling the same as 2024 and nominated Mr. Striegel to serve as Secretary, seconded by Mr. Short. Motion carried by a vote of 5-0.

IV. Approval of Minutes and Claims

Mr. Striegel made a motion to approve the minutes as submitted, seconded by Mr. Short. Motion carried by a vote of 5-0.

V. Financial Report

- a. **1112 Fund – Economic Development**
- b. **4933 Fund – Redevelopment Fund**
- c. **4938 Fund – Revolving Loan Fund**
- d. **9121 Fund – Highlander Point Edwardsville TIF**

Mr. Lopp presented the Board with the Redevelopment Annual Spending Plan for their consideration.

Mr. Lopp stated there should be more revenue from TIF this year.

Mr. Knable questioned the Revolving Loan Fund and what was the funding source that started the fund. Mr. Lopp stated the fund was started with Federal funds that were available for small business startup funding as loans. These funds have been barrowed and repaid with a total of \$260,000.00 in the fund at this time.

VI. Public Comment

David Issacs, Edwardsville was present to hear any discussion of the Tunnel Hill Project.

VII. New Business

a. Attorney Contract

Mr. Striegel made a motion that Justin Endres be retained as Redevelopment Attorney for the next year, seconded by Mr. Knable. Motion carried by a vote of 5-0.

b. Annual Report

Mr. Lopp stated the Annual Report is going to be submitted in Gate Way in the next week.

c. Introduction – New Director of Redevelopment

Mr. Lopp introduced Nick Creevy who is to be the next Director of Redevelopment.

d. Novaparke

i. Redwire Building Project Status

Mr. Lopp stated the building walls will be placed in early to mid-February. Mr. Lopp also advised the Board that Shireman has Allowance #1 which is for adjustments with Redwire for three canopies over three doors and the possibilities of needing two more and IUS has reduced their original footprint of their portion of the building.

Mr. Knable made a motion to approve Allowance #1 as requested with the price not to exceed the original construction price as originally agreed on, seconded by Mr. Short. Motion carried by a vote of 4 with Mr. Boling abstained.

ii. The Root Management Contract Status

The Board agreed to meet with the representatives of the Root to discuss the contract.

e. Edwardsville School

i. Project Status

The walk through of the school was discussed and the 2,000,000.00 READI 2.0 funds.

f. Project Tunnel Hill

Sewer and water pass-through was discussed. Mr. Lopp stated TIF revenue from Mr. Sprigler's property will be used to pay back development bonds.

Mr. Creevy stated Mr. Sprigler was has a conception AL development plan.

Mr. Woosley suggested the Board have a workshop with Mr. Sprigler.

Certified Tech Park was discussed.

There will be a work session February 18, 2025 at 9:00 A.M .for the Board members and the new Redevelopment Director.

Mr. Lopp informed the Board Make My Move has 16 movers, 8 in the pipeline and is ready to apply for the second round of funds.

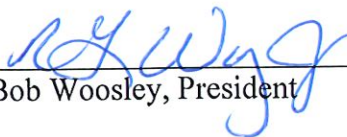
Mr. Lopp presented the Board with the Farm Lease for 46 acres of the Mitsch Farm. The McAfee Brothers Farms, LLC are requesting to lease the acreage for \$6,950.00 (\$1,725.00 in the spring on or before May 31, 2025, and the remainder \$5,175.00 in the fall on or before October 31, 2025.)

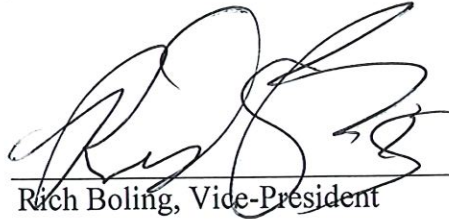
Mr. Striegel made a motion to approve the lease with McAfee Brothers Farms, LLC in the amount of \$6,950.00 as presented, seconded by Mr. Knable. Motion carried by a vote of 5-0. (The contract will now be presented to the Commissioners for approval.)

Ron Glotzbach, Georgetown resident, stated the gym on the Edwardsville School needs to be taken down.

Mr. Woosley stated the gym may very well need to be taken down, but it is still be investigated.

VIII. Adjournment: With there being no further discussions, Mr. Knable made a motion to adjourn, seconded by Mr. Short. Motion carried. Recorded time of adjournment was 11:05 A.M. Next regular meeting will be February 18, 2025 at 10:00 A.M unless otherwise notified.


Bob Woosley, President


Rich Boling, Vice-President

Brad Striegel, Secretary


Al Knable, Member


Danny Short, Member

Attest: 
Teresa Plaiss, Clerk