

**Floyd County Redevelopment Commission**  
**Minutes**  
**November 18, 2025**  
**10:00 AM**

**I. Call to Order and Welcome**

**II. Roll Call of Members**

Present: Bob Woosley, Rich Boling, Al Knable

Staff: Chief Operations Officer, Nick Creevy, and Administrative Assistant/Clerk Brenda Gray

Phone/Teams: Danny Short

Attorney: Justin Endres

Absent: Brad Striegel, Melanie Northup

**III. Approval of Minutes and Claims**

There were no claims this month. With regards the meeting minutes, there are some corrections that need to be made to Justin Endres' name in past meeting minutes. That change needs to be made to all minutes.

With those changes being done to all minutes, Mr. Woosley asked for a motion to approve the minutes of the August 19, 2025 meeting, Dr. Knable moved to approve the meetings, 2<sup>nd</sup> by Mr. Boling. Roll call vote: Bob Woosley, Yes. Rich Boling, Yes, Al Knable, Yes, Danny Short, Yes. Motion carries.

August 28, 2025 workshop minutes, making the same corrections as listed above, Mr. Woosley asked for a motion to approve the minutes, Mr. Boling made the motion, 2<sup>nd</sup> by Dr. Al Knable; Roll call vote: Bob Woosley, Yes. Rich Boling, Yes, Al Knable, Yes, Danny Short, Yes. Motion carries.

October 21, 2025 minutes, Mr. Boling stated that the Techshot opening should say Redwire opening. Once that change is made, Dr. Knable moved to approve the meeting minutes, Mr. Boling 2<sup>nd</sup> the motion. Roll call vote, Bob Woosley, Yes. Rich Boling, Yes, Al Knable. Motion carries.

**IV. Public Comment**

No public present.

**V. Old Business**

**a. Novaparke**

- i. Plat Amendment Update** – The Planning Commission approved the amendment on Lot 10a, but they are requesting that instead of it being listed strictly for a water line on the easement, that it be listed as a general utility easement. Mr. Creevy has requested Strand Associates, who drew up the plans, to make that amendment and then he will present to the Commissioners for approval and recording.
- ii. Building 3 Update (Barn)** – The insurance company provided a structural report and have confirmed that the damage is not due to any weather event, but rather age. Mr. Creevy is working with Barn Guys, to get an expert analysis done, which will be \$600. Mr. Creevy is asking for approval from the board to have this done.

Mr. Woosley made motion to approve reaching out to The Barn Guys and Old Wood Barn, to solicit proposals from them to do an analysis on the barn, not to exceed \$600. Dr. Knable 2<sup>nd</sup> the motion, the motion carries.

Dr. Knable asked if there were any restrictions on the usage of Building 3. Mr. Creevy stated that with Landmarks, the only stipulation is to maintain the building. The only restrictions and covenants of use would be what the County decides. It could be used for maintenance or storage or potentially event space.

Roll call vote: Bob Woosley, Yes. Rich Boling, Yes, Al Knable, Yes. Motion carries.

**b. Proper Pilots Agreement**

Mr. Creevy and Mr. Endres are working on the agreement, Mr. Creevy asked if any appraisals have been done on the Whistlestop Buildings, the consensus is that there had not been one, except on the lots themselves. Any licensed appraiser can do this for the County. This appraisal will provide information for any lease or sub-leases in the future.

Mr. Woosley asked for a motion to allow Mr. Creevy to secure two appraisals of the Whistlestop space at Novaparke, and to bring the information back to the RDC board. Dr. Knable, moved to approve the appraisals, Mr. Boling 2<sup>nd</sup> the motion. Roll call vote: Bob Woosley, Yes. Rich Boling, Yes, Al Knable, Yes. Motion carries.

The economic incentive that we were interested in pursuing with Proper Pilots is through the RLF fund. The understanding is that they are intending to use the money for operating expenses. The RLF fund looks to be tied to physical assets, which leaves questions. Mr. Creevy and Mr. Endres have reached out to several people and are researching to gain a better understanding of how to proceed with the agreement.

**c. Edwardsville School – Roof Evaluation Update**

We sent out the attorney's letter, and we received a response from their attorney. They disagree with our letter and do not feel they are not out of agreement. They plan to complete the apartments near the building by the end of the year, the understanding is that this should be included with the completed construction.

**VI. New Business**

**a. Spending Plan 2026**

Mr. Creevy presented the 2026 RDC spending plan:

Debt Payments - \$560,018

Capital Expenditures - \$2,398,594

Mr. Woosley asked if the TIF funds have been rectified; Mr. Creevy stated that we are still working through this, with Stan Heil's assistance, and the Auditor's office is working on this as well. If these numbers change, it was mentioned by Mr. Endres that an amendment to the plan would be necessary.

Mr. Woosley asked for a motion to approve the 2026 presented annual spending plan. Mr. Boling moved to approve, 2<sup>nd</sup> by Dr. Knable, motion carries. Roll call vote, Bob Woosley, Yes. Rich Boling, Yes, Al Knable. Motion carries.

**b. Redwire Forgivable Loan**

The economic development agreement we have with Redwire, calls for a forgivable loan to be offered in the first and fifth year of their lease, within the first 10 days of occupancy, the amount is \$312,500. Mr. Creevy's question is, would documentation be necessary? Mr. Endres stated that Yes, documentation is required. Mr. Endres will get with Mr. Creevy to discuss what that would look like. Mr. Woosley stated that Redwire has met the requirements of the agreement.

In regards to the IUS lease agreement, it was discussed at the last meeting, they are ready to proceed. Mr. Woosley stated that we are amending the Agenda under New Business to bring forth the commercial lease with IUS at Novaparke, located as a tenant in Building 5 (Lot 2).

Mr. Woosley asked for a motion to allow the signing of the Lease Agreement with IUS for the 5000 square feet in Building 5 (Lot 2). Dr. Knable made the motion, Mr. Boling 2<sup>nd</sup> the motion. Roll call vote, Bob Woosley, Yes. Rich Boling, Yes, Al Knable, Yes. Motion carries.

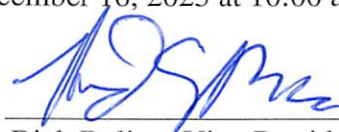
Mr. Boling asked that the Novaparke designation of Tech Park be added to an upcoming agenda for further discussion.


Mr. Creevy mentioned the RFP for Novaparke. He spoke with Mr. Lawrence yesterday, he sent over a draft with some questions, which Mr. Creevy will circulate to the Board for consideration and response.

Mr. Endres mentioned the TIF expansion is expected to come back soon. The Plan Commission approved it at their November meeting. It's on the Commissioners agenda for tonight. Then we will come back here and hold a public hearing at some point soon on those two parcels.

**VII. Adjournment:** With there being no further discussions, Dr. Knable made a motion to adjourn, seconded by Mr. Boling. All in favor, motion carries. Recorded time of adjournment was 10:39 am. Next regular meeting will be December 16, 2025 at 10:00 a.m., unless otherwise notified.

  
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Bob Woosley, President

  
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Rich Boling, Vice-President

  
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Al Knable, Member

  
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Danny Short, Member

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Brad Striegel, Secretary/Treasurer

Attest:   
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Brenda Gray, Clerk