

**Floyd County Redevelopment Commission**  
**Minutes**  
**December 16, 2025**  
**10:00 AM**

**I. Call to Order and Welcome**

**II. Roll Call of Members**

Present: Bob Woosley, Rich Boling, Al Knable, Danny Short

Staff: COO Nick Creevy and Administrative Assistant/Clerk Brenda Gray

Attorney: Justin Endres

Absent: Brad Streigel (Resigned October, 2025), Melanie Northup

**III. Approval of Minutes and Claims**

A motion was made by Al Knable to accept the regular Meeting Minutes as they are presented, Rich Boling 2<sup>nd</sup> the motion, all in favor and the motion carries. A motion was made by Al Knable to accept the Claims as they are submitted; Danny Short 2<sup>nd</sup> the motion, all in agreement, and the motion carries.

**IV. Public Comment**

No public present.

**V. Old Business**

**a. Novaparke**

**i. Redwire Forgivable Loan**

Mr. Creevy presented the loan agreement documents for approval. Those include a promissory note and a general loan agreement, this is in relation to an economic development agreement approved in 2023 for the project. The terms are \$312,500 loan to be offered in year one and year five, of the agreement effective date of once they moved in, which was November.

Bob Woosley asked for a motion to approve both the loan agreement and the promissory note with Redwire Space Technologies: Al Knable made a motion to approve both of these together as presented today, Danny Short 2<sup>nd</sup> the motion. Roll call vote: Bob Woosley, Yes, Rich Boling, Abstain, Al Knable, Yes, Danny Short, Yes. Motion carries with all approving, with Rich Boling abstaining from the vote.

**ii. Proper Pilots Agreement**

Mr. Creevy presented the promissory note, personal guarantee documents, and the revolving forgivable loan agreement in the total amount of \$50,000 with two installments. The initial installment of \$25,000 with a three-year term, with an additional \$25,000 available if they meet the guidelines in the agreement. This includes having three full time employees at \$60,000+ annual salary, or gross revenues of \$180,000; additionally they will have 12 rent-free months of office space at the Whistlestop co-workspace.

The forgivable conditions are if they purchase a lot at Novaparke for headquarters/principle location, purchase of a commercial building in unincorporated Floyd County, and operate for two years. Initial loan forgivable at aggregate payroll exceeding \$1.3 million, second amount forgivable at \$2.6 million payroll. And the loans are due if the company closes or relocates out of Floyd County. Proper Pilots has moved into the upstairs corner space of Building 1 at Novaparke. These documents will also go before both the County Commissioners and the County Council for final approval for these funds.

Bob Woosley asked for a motion to approve the Economic Development Agreement with Proper Pilots, Inc. as well as the personal guarantees and promissory note from both Timothy Tweet and Derek Simpson of Proper Pilots.

Al Knable moved to approve the agreements as written, Danny Short 2<sup>nd</sup> the motion. All in favor, and the motion carries.

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

Nick Creevy stated that he got clarification from KPFF that the portion of the roof that Spriglers completed was done sufficient for the standards of that structure. They still have Lyons roofing committed to doing the upper roof. Due to difficult weather and such, no date has been confirmed yet. Lyons stated that they would try to get it done, weather permitting, in December. Nick Creevy has spoken with the assessor on having the Gateway Villages wholly assessed. It will probably not be done before the end of the year.

Nick Creevy spoke about the Galena corridor sewers. He wants to make sure it stays on the agenda to be addressed in the near future. Bob Woosley added that Greenville has started to put some money into their plant to improve efficiency. That plant is in place and nearby.

**c. Amended Agenda**

Mr. Endres stated that today's Agenda needs to be amended to address a resolution. Therefore, Bob Woosley asked for a motion to add to today's Agenda Resolution 2025-04. This resolution for the Floyd County Redevelopment Commission confirming a resolution approving an amendment to the declaratory resolution for the Edwardsville Highlander Point Gateway Economic Development Area. Al Knable made the motion, Danny Short 2<sup>nd</sup> the motion, all in favor, and the motion carries.

**VI. New Business**

**a. Indiana Small Business Development Center (ISBDC) – Mike Fulkerson**

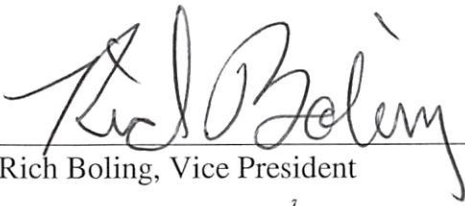
Nick Creevy moved that we should table this discussion, as Mr. Fulkerson was not present. Motion made to table this discussion by Danny Short, Al Knable 2<sup>nd</sup> the motion, all in favor, and the motion carries.

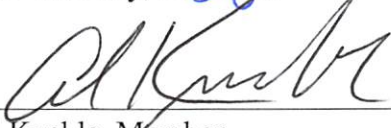
**b. Wheatley Group Professional Services Agreement**

Nick Creevy stated that this is a renewal of the agreement that we have had with them in 2025, not to exceed \$30,000 contract for miscellaneous support. Bob Woosley asked for a motion to renew the contract with the Wheatley Group, Rich Boling moved to accept the agreement, Al Knable 2<sup>nd</sup> the motion, all in favor and the motion carries.

**Adjournment:** With there being no further discussions, Al Knable made a motion to adjourn, seconded by Danny Short, all in favor and the motion carries. Recorded time of adjournment was 10:23 am. Next regular meeting will be January 20, 2026 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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Secretary/Treasurer - *Danny Short*

Attest:   
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Brenda Gray, Clerk