

Board of Directors Meeting Minutes
Redevelopment Commission
January 20, 2026
10:00 am

1. Call to Order

Board President Bob Woosley called the meeting to order at 10:01 am.

2. Roll Call

Present: Bob Woosley, Al Knable, Rich Boling, Danny Short, Melanie Northup, Scott Whalen (new member)

Staff Present: COO Nick Creevy and Brenda Gray, Clerk

3. Election of Officers

There are three positions: President, Vice President, and Secretary. Mr. Woosley asked for a motion to appoint members to these positions.

Mr. Knable made a motion for Bob Woosley to be reappointed President, for Mr. Boling to be reappointed Vice President, and for Danny Short to be appointed Secretary. Rich Boling 2nd the motion, all in favor and the motion carries.

4. Approval of Minutes and Claims

The minutes from the December 16, 2025 board meeting were reviewed.

Mr. Woosley asked for a motion to approve these minutes as presented. Al Knable made the motion to approve the minutes, 2nd by Danny Short. All in favor, and the motion carries. Mr. Whalen abstained from this vote.

5. Financial Report

Nick Creevy read the current financial report (balances) as of January, 2026.

Redevelopment Commission - \$14,231.09

Highlander Point TIF – \$82,785.68

Non-Reverting Revolving Loan Fund - \$164,676.34

Broadband - \$26,645.34

Edwardsville School TIF - \$97,520.22

Redwire TIF Debt Service - \$244,025.00 (withheld for the bond)

Redwire TIF Non-Reverting Fund - \$20.00

Mr. Knable asked Mr. Creevy to speak about any commitments regarding the Revolving Loan Fund, as they exist. Mr. Creevy said there is one pending which is the Redwire loan for \$312,500. Additional money will be appropriated for this fund.

Proper Pilots Agreement is a forgivable loan for an initial \$25,000, with up to an additional \$25,000, once agreements have been met.

Mr. Knable mentioned that these two commitments will drain this account, and asked how the account will be managed once this has been done. Mr. Creevy stated that it is worthwhile to keep the fund open and the board will leave the required minimum amount in there in order to keep it open.

There was discussion of the initial funding for this account, however it predates this board. Mr. Creevy stated there was a board to handle the just the Revolving Loan Fund before the Redevelopment Commission Board. His understanding is that the monies may have come from the State or EDA with strings attached to the funds. We have sufficiently revolved that money to release those strings, it's now fully under the RDC control, but still under the state statute for revolving loan funds.

6. Public Comment

No public present

7. Old Business

a. Ratification of Acting Secretary 2025

Mr. Brad Striegel resigned in 2025 but did not provide a notice to Mr. Creevy, however he did email a notice to the board attorney. There were a couple of agreements that required a Secretary signature; they were able to be signed by Al Knable. Therefore, the board needs to ratify those signatures on the agreements.

Danny Short made the motion, Rich Boling 2nd the motion. All in favor, and the motion carries. (Mr. Whalen abstained from the vote.)

b. Novaparke Proper Pilots Agreement

There was an update to the agreement after it was approved. The guarantor for that listed Tim Tweet, primary owner, however it left off the partner Derek Simpson. Mr. Endres updated the documents, and Mr. Creevy is asking for this to be reapproved. Mr. Woosley asked for a motion to approve the updated Proper Pilots Agreement. Mr. Boling made the motion to approve this updated agreement, Mr. Knable 2nd the motion. All in favor, and the motion carries.

c. Edwardsville School – Update

Mr. Creevy spoke with the Spriglers regarding the roof. They confirmed that Lyons has completed the second portion of the roof.

Lyons and KPFF are to meet on-site to review the work and make sure it's completed to standard. They also informed Mr. Creevy that the apartments will be assessed at 100% complete, we just need to verify that the assessment value is consistent with the agreement that we have. We should now be able to proceed to with our project and get the school into our possession. There was a meeting with LMH-MAR regarding design plans, they are supposed to provide an update of those numbers. We have Ready funds for the construction (\$2,050,000) and we've matched with some infrastructure (light and water items), there will be some additional funds to match to get the full \$2,050,000.

Mr. Creevy provided an update on Ready funding. The RDA released that there is \$5,000,000 RDA funds available for approved projects in the region. Mr. Creevy has requested a meeting with River Hills who administer the money. He hopes to secure more funds for the construction, his understanding is that we didn't obtain the full funding, so we may be eligible for more funding.

Mr. Knable asked about the space that will be left after the gym is removed. Mr. Woosley stated that they may leave it as an open outdoor space.

d. Galena Corridor Sewer Line Extension

No update at this time.

8. New Business

- a. Indiana Small Business Development Center (ISBDC) – Mike Fulkerson. Mr. Fulkerson presented a slide show regarding Small Business Development, and the services that they offer. He read their 2025 impact on economic development in Floyd County and the surrounding region. He showed the 14 Counties represented by their Southeast region. All Counties in Indiana are represented by their organization, and he showed how their organization works with businesses at every stage of development, they do offer a variety of financing and grants for these businesses.

They are asking to secure from Floyd County Redevelopment \$15,000 from Floyd County, which will go toward the total cash match needed of \$129,675.00. After discussion, Mr. Knable made a motion to recommend that ISBDC go before the Floyd County Commissioners and the Floyd County Council jointly, to see if there is potential for funding this amount. Danny Short 2nd the motion, all in favor and the motion carries.

b. Professional Service Agreement – Legal Counsel

Regarding the agreement for retaining the services of Young, Lind, Endres and Kraft for legal counsel for this board; Mr. Woosley asked for a motion to approve the contract to retain Mr. Endres, Mr. Whalen made the motion, 2nd by Mr. Boling, all in favor and the motion carries.

9. Adjournment


The meeting was adjourned at 10:35 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 February 17, 2026 at 10:00 a.m., unless otherwise notified.



Bob Woosley, President

Rich Boling, Vice-President



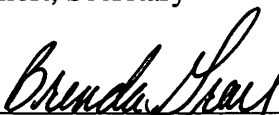
Al Knable, Member



Danny Short, Secretary



Scott Whalen, Member

Attest: 

Brenda Gray, Clerk