

Floyd County Redevelopment Commission
December 20, 2024
10:00 A.M.

I. Call to Order

II. Roll Call of Members

Present: President Bob Woosley, Rich Boling (Virtual), John Schellenberger, Brad Striegel (Virtual), Jeff McCaffrey, Director of Redevelopment Donald Lopp, and Attorney Justin Endres, Administrative Assistant/Clerk Teresa Plaiss. Melanie Northrup was absent

III. Approval of Minutes and Claims

Mr. Schellenberger made a motion to approve the minutes of November 19, 2024 as emailed, seconded by McCaffrey. Motion carried by a roll call vote of 5-0.

VI. Reports

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

Tabled

- e. Make My Move
 - i. Increase in Background Check 2025

Tabled

Public Comment

No public was present.

VI. New Business

- a. Novaparque Update
 - i. Building 5 Update and Progress
 - ii. Broker fees RFP Review and Schedule
 - iii. The Root – Contractual Review

All Tabled

- b. Innovation Expo Series
 - i. Global Entrepreneurial Week
 - ii. Big Pitch Winners Agreement

All Tabled

- c. Edwardsville School Update
 - i. READI 2.0.

READI 2.0 is for the redevelopment of the School property. The award of the READI money was announced last week.

ii. Communication with Developer Update

Chad Sprigler, Developer was present for the discussion. Mr. Sprigler stated the deed will be transfer by January 10, 2025 and he also spoke about capacity fees being paid by January 31 on the School. Mr. Sprigler also questioned recapturing the professional fees.

Mr. Schellenberger made a motion allowing Mr. Woosley and Mr. Lopp to sign documents outside of the meeting to revise the addendum stating the Edwardsville School property will be deeded January 10, 2025 and the developer will pay the sewer capacity fees to the Town of Georgetown by January 31, 2025. The agreement is for the lesser donation area of the property and is identified as lot #4 and to no longer require the developer to replace the gem roof. Motion was seconded by Mr. McCaffrey. Motion carried by a roll call vote of 5-0.

A statement was made that no additional reimbursement will be paid for professional services.

iii. Communication with Developer Update

Mr. Woosley stated he would like to have a meeting with Mr. Sprigler, Mr. Lopp and himself to discuss finances.

Mr. Schellenberger made a motion that the Board and developer open up discussions to come back to the Board for possible cost sharing on the project, seconded by Mr. Boling. Motion carried by a roll call vote of 5-0.

d. Tunnel Hill

i. Development Agreement Discussion

Tabled

e. Christmas in the County and One Southern Indiana Event

i. Update

Tabled

f. Staff


i. Commissioners Master Contract Discussion

Tabled

VII. Adjournment: With there being no further discussions, Mr. Schellenberger made a motion to adjourn, seconded by Mr. McCaffrey. Motion carried. Recorded time of adjournment was 2:27 P.M. Next regular meeting will be January 21, 2025 at 10:00 A.M unless otherwise notified.




Bob Woosley, President



Rich Boling, Vice-President

Jeff McCaffrey, Member



Brad Striegel, Member

John Schellenberger, Member

Attest: Teresa Plaiss
Teresa Plaiss, Clerk