

# NEWPORT CHEMICAL DEPOT REUSE AUTHORITY

## BOARD MEETING

January 27, 2023

## MINUTES

The Newport Chemical Depot Reuse Authority held its monthly meeting on Friday, January 27, 2023 at 6:00 p.m. in the CTC Conference Room in Building 7700 at Vermillion Rise Mega Park.

### Board:

Joe Ellis  
Lacy Romig  
Tom Milligan  
Jeff Michalic

### Staff:

Cindy Wilson, Utility Manager  
Lou Britton, Attorney

### Visitors:

Mark Swingle  
Ron Dunavan, VCEDC board  
Doug Hess, VCEDC Director  
Annie Wickens, VECDC  
Leonard Akers

Chairman Joe Ellis called meeting to order at 6:15 PM.

Roll Call was taken by President Joe Ellis with members present being; Joe Ellis, Lacy Romig, Tom Milligan, and Jeff Michalic. Eddie Thompson was not present.

Election of Officers for 2023: Tom Milligan made a motion to retain the present officers for 2023. Jeff Michalic second the motion. Motion was passed unanimously.

Officers are as follows:

President: Joe Ellis  
Vice President: Eddie Thompson  
Secretary/Treasurer Lacy Romig

December 12, 2022 minutes were presented to the board. Jeff Michalic made a motion to accept the minutes as written. Lacy Romig second the motion. Motion passed with all in favor.

Claims for December 2022 were presented. Tom Milligan made a motion to accept the December claims. Jeff Michalic second the motion. Motion for December 2022 claims passed unanimously.

Financial Reports for November and December 2022 was tabled until next month.

Bob Grewe had started a contract for Cathy Collins to be contracted to archive documents for the ongoing ESCA project. Staff is looking for the contract. No action taken.

Chad Harris updated the board on the ESCA projects at the cemeteries. A new culvert was put in for access to the Juliet Cemetery. Tree removal and rock placement is ongoing.

Water Line Repair: Water lines have been repaired caused by over pressurization of system. Chad Harris explained that a fix for the over pressurization would be to replace gate valve with a pressure relief valve. Jeff Michalic made a motion to get three quotes to replace the valve. Tom Milligan second the motion. Motion passed unanimously. Fire hydrant by the Vermillion County Garage had been leaking. Contractor took hydrant out while waiting on a replacement. Lead time 18 weeks.

Vermillion County Jail would like a Standard of Operating Procedure when there are water outages. NeCDRA has an SOP for drinking water.

An initial agreement for Vermillion County Economic Development Director Doug Hess to assume responsibilities of the Economic Development of Vermillion Rise Mega Park was presented to the NeCDRA board for approval. After a brief discussion, Jeff Michalic made a motion to accept the agreement. Tom Milligan second the motion. Motion passed unanimously.

President Ellis stated that Scott Pet Products was interested in leasing an igloo for storage on a month to month basis. Tom Milligan made a motion to lease an igloo to Scott Pet Products on a standard month to month lease. Lacy Romig second the motion. Motion passed unanimously.

Newport Pallet land sale is ongoing.

A business would like to purchase property near the red barn area. It would be a Retail Ag Tile establishment. Building would be sold as is. Questions were asked about access to the property during business hours. Jeff Michalic made a motion to move forward with the project. Tom Milligan second the motion. Motion passed unanimously.

VCEDC Director Doug Hess stated he would be reading a statement at the hearing for HB1046, which if passed would enable Vermillion Rise to qualify for grant money for road improvements. Passing of the Senate Bill 162 would also be beneficial to Vermillion Rise.

USDI Operating Agreement for 2023 was discussed. Jeff Michalic made a motion to sign operating agreement with USDI for natural gas operations. Lacy Romig second the motion. Motion passed unanimously.

Vermillion Rise Events: Lacy Romig made a motion to approve the license agreement and application for Vermillion County Trail Alliance annual Victory Run. Jeff Michalic second the motion. Motion passed unanimously. Jeff Michalic made a motion to approve the application and license agreement for the Parke/Vermillion Humane Society to sponsor a mushroom hunt. Weekends starting April 22<sup>nd</sup> and ending May 14<sup>th</sup>. Lacy Romig second the motion. Motion passed unanimously.

No updates on the Purdue University Mesonet Weather Station.

No updates on digital sign.

Leonard Akers suggested someone should attend the farm show in Louisville, Kentucky to market Vermillion Rise for manufacturing of farm equipment, scooters, and side by sides.

Jeff Michalic made a motion to adjourn. Lacy Romig second the motion. Motion passed unanimously.

# NEWPORT CHEMICAL DEPOT REUSE AUTHORITY

## BOARD MEETING

February 16, 2023

## MINUTES

The Newport Chemical Depot Reuse Authority held its monthly meeting on Thursday February 16, 2023 at 6:00 p.m. in the CTC Conference Room in Building 7700 at Vermillion Rise Mega Park.

**Board:**

Joe Ellis  
Eddie Thompson  
Lacy Romig  
Tom Milligan  
Jeff Michalic

**Staff:**

Cindy Wilson, Utility Manager  
Lou Britton, Attorney

**Visitors:**

No audience

Chairman Joe Ellis called meeting to order at 6:13 PM.

Roll Call was taken by President Joe Ellis with all members present. Those being; Joe Ellis, Eddie Thompson, Lacy Romig, Tom Milligan, and Jeff Michalic.

Minutes for January 27, 2023 were presented to the board. Jeff Michalic made a motion to pass the January 2023 minutes as written. Lacy Romig second the motion. Motion passed with Eddie Thompson abstaining due to being absent in January.

Financial Reports for November, December 2022 and January 2023 were presented to the board. Eddie Thompson made a motion to accept the November, December 2022 and January 2023 Financial Reports, Tom Milligan second the motion. Motion passed unanimously.

Claims for January 2023 was presented to the board. Tom Milligan made a motion to pass the January 2023 Claims. Eddie Thompson second the motion. Motion passed unanimously.

President Ellis stated all ESCA projects and the contract for Cathy Collins to archive historical documents is ongoing.

Water lines have been repaired to date. Board discussed future water improvements.

Agreement with Vermillion County Economic Development and Vermillion Rise to share an Economic Director is ongoing.

The Standard Operating Procedure for the Vermillion County Jail was tabled.

Newport Pallet Purchase Agreement is ongoing.

President Ellis stated there was an inquiry for the Shell Building,

Board members made suggestions on having a timber company come in and assess the property's timber.

President Ellis informed the board that House Bill 1062 passed the Ways and Means Committee and was headed to the House Floor. If passed Vermillion Rise would be eligible for grant funding for roads.

Purdue Ag Center requested a tour of the Rise for a potential Purdue Ag Center location.

Purdue University Mesonet Weather Station - no new information.

Joe Ellis signed the Trail Alliance License Agreement for the Victory Run in April 2023. The agreement was voted on and approved in January 2023 meeting.

The board discussed the possibility of applying for a Readi Grant to update the appearance of the facility.

The board would like the North Gate to remain open during business hours Monday thru Friday. The board will evaluate if this will be permanent.

The board discussed potential projects such as housing, uses for the excess concrete (bringing in a concrete crusher) and buildings that could be refurbished to lease.

There was no public comment.

Eddie Thompson made a motion to adjourn, Lacy Romig second the motion. Motion passed unanimous

# NEWPORT CHEMICAL DEPOT REUSE AUTHORITY

## BOARD MEETING

March 16, 2023

## MINUTES

The Newport Chemical Depot Reuse Authority held its monthly meeting on Thursday March 16, 2023 at 6:00 p.m. in the CTC Conference Room in Building 7700 at Vermillion Rise Mega Park.

### Board:

Joe Ellis  
Eddie Thompson  
Lacy Romig  
Tom Milligan  
Jeff Michalic

### Staff:

Chad Harris  
Cindy Wilson  
Lou Britton, Attorney

### Visitors:

Adam Winland  
Brian Garrard, Kemper  
Bill Reynolds  
Troy Vaughn, Verm. Co. Sheriff Dep.  
Jim Miller, Verm. Co. Sheriff Dep.

President Joe Ellis called meeting to order at 6:23 PM.

Roll Call was taken by President Ellis, with the following members present; Joe Ellis, Eddie Thompson, Lacy Romig Tom Milligan, and Jeff Michalic.

A motion to approve the minutes for February 2023 was made by Eddie Thompson, second by Lacy Romig. Motion passed unanimously.

Jeff Michalic made a motion to approve the February 2023 Claims and the Financial Report. Eddie Thompson second the motion. Motion passed unanimously. Hunting lease revenue should come in from April to July.

A motion was made by Tom Milligan to pursue a Trust Indiana banking account. Eddie Thompson second the motion. Motion passed unanimously.

Tom Milligan made a motion to approve the letter of employment for Cathy Collins to archive documents for the ESCA project. Jeff Michalic second the motion. Motion passed with all in favor.

Staff is making an inventory of signs that need to be purchased for environmental areas. Rock for cemeteries is also needed. These are ESCA projects.

There is a nonemergency natural gas leak at the odorizer building under concrete. The repair would be approximately \$18,000.00. Lacy Romig made a motion to repair the natural gas leak. Jeff Michalic second the motion. Motion passed unanimously.

The board was in agreement to revisit the Wastewater Agreement with the Vermillion County Jail. There are more components to the lift station since the updates to the Jail. IDEM inspected the Wastewater Plant only cause for concern was foam on aeration tank. A letter was sent to IDEM with ways the situation would be taken care of.

Building 7700 will be open during the Trail Alliance event. Water coolers will be utilized instead of starting up chlorination and UV system again. Which would have to be approved by IDEM. Bottled water will also be provided.

Troy Vaughn and Jimmy Miller presented the board with the idea of the Sheriff Department having a gun range at the Rise. It would be for authorized personnel only. The board was in agreement to entertain the idea. Mr. Vaughn is to bring back a written proposal and present to the board.

Brian Garrard from Kemper Group presented the board with a letter of engagement for services through 2023. Jeff Michalic made a motion to sign the letter of engagement. Lacy Romig second the motion. Motion passed unanimously.

Setbacks for Newport Pallet Purchase Lease Agreement was discussed. Jeff Michalic made a motion to approve the setbacks that were presented in the Agreement. Lacy Romig second the motion. Motion passed unanimously.

Eddie Thompson had received quotes for a new building with docks since warehouse space is limited. The building quote and the rental of space made it not a feasible undertaking at this time.

No updates on the agreement with Economic Development concerning a shared Director.

State legislation is ongoing.

Representatives from Purdue Ag toured the Rise for a potential Ag Center.

Board was in agreement to have property evaluated by forestry experts.

Eddie Thompson had reached out to have the Vietnam War Memorial hosted by Vermillion Rise. The wall must have 24 hour surveillance. The Vietnam Wall will be at International Paper.

Tom Milligan made a motion to adjourn. Lacy Romig second the motion. Motion passed unanimously.

# NEWPORT CHEMICAL DEPOT REUSE AUTHORITY

## BOARD MEETING

April 18, 2023

## MINUTES

The Newport Chemical Depot Reuse Authority held its monthly meeting on Thursday April 18, 2023 at 6:00 p.m. in the CTC Conference Room in Building 7700 at Vermillion Rise Mega Park.

### Board:

Joe Ellis  
Eddie Thompson  
Lacy Romig  
Tom Milligan  
Jeff Michalic

### Staff:

Cindy Wilson, Utility Manager  
Lou Britton, Attorney

### Visitors:

Tim Yocum, Commissioner  
Becky Holbert, Trail Alliance  
Annie Wickens, VCEDC  
Adam Winland  
Zach Montgomery  
Bill Reynolds

Chairman Joe Ellis called meeting to order at 6:19 PM.

Roll Call was taken by President Joe Ellis with all members present. Those being; Joe Ellis, Eddie Thompson, Lacy Romig, Tom Milligan, and Jeff Michalic.

March 16, 2023 minutes were presented to the board. Tom Milligan made a motion to approve the March minutes as written. Lacy Romig second the motion. Motion passed unanimously.

March 2023 Claims were presented. Jeff Michalic made a motion to accept the March 2023 claims. Eddie Thompson second the motion. Motion passed unanimously.  
The March 2023 Financial Report was tabled until next month.

The ESCA project for archiving documents is ready, waiting for a start date from Cathy Collins. Staff is in the process of getting bids for signage and rock for cemeteries and environmental areas.

Gas line repair – Valve has been ordered with a ship date of May 26<sup>th</sup>. There will be a customer outage during installation.

Firewater Pump – Manufacturer came to the Rise and extracted data to find out what triggered the problem. The board discussed options for emergency power at the reservoir.

Chad Harris working on an SOP for the Vermillion County Jail. Discussions on service water and questions about IURC regulations pertaining to the Parke/Vermillion Humane Society. At this time the Rise does not sell water outside its boundaries, excluding the Vermillion County Jail.

Becky Holbert with Vermillion County Trail Alliance gave a presentation on the recent success of the Victory Run in April 2023. There were 191 registered and 166 completed the run. The Trail Alliance would like to expand to the Rise facility. The board agreed to form a committee to meet with Vermillion County Trail Alliance. Joe Ellis and Lacy Romig will decide who will be on this committee.

Gun Range for Vermillion County Sheriff Department is still ongoing. Board and staff are looking at the property for a suitable location.

Newport Pallet Land Sale – A motion was made by Tom Milligan to extend the Purchase Agreement with Newport Pallet. Jeff Michalic second the motion. Motion passed unanimously.

President Ellis informed the board a small company has interests in looking at property at the Rise. No information at this time.

The board discussed getting an air quality test in Building 7700.

State legislation is ongoing.

There was no public comment.

Tom Milligan made a motion to adjourn. Second by Jeff Michalic. Motion passed unanimously.

Next meeting May 18, 2023

# NEWPORT CHEMICAL DEPOT REUSE AUTHORITY

## BOARD MEETING

May 18, 2023

### MINUTES

The Newport Chemical Depot Reuse Authority held its monthly meeting on May 18, 2023 at 6:00 PM in the CTC Conference Room in Building 7700 at Vermillion Rise Mega Park.

**Board:**

Joe Ellis  
Lacy Romig  
Tom Milligan  
Jeff Michalic

**Staff:**

Chad Harris  
Cindy Wilson

**Visitors:**

Adam Winland

President Joe Ellis called the meeting to order at 6:20 PM.

President Ellis took Roll Call with the following board members present: Joe Ellis, Lacy Romig, Tom Milligan, and Jeff Michalic. Eddie Thompson was not present.

A motion to approve April 20, 2023 minutes as written was made by Tom Milligan, Lacy Romig second the motion. Motion passed unanimously.

March and April 2023 Financials and April 2023 Claims were presented to the board. There were no questions. Jeff Michalic made a motion to accept the March and April 2023 Financials and April 2023 Claims, Tom Milligan second the motion. Motion passed unanimously.

Resolution 2023-1 was presented to the board in regards to TIF funds. All monies were used for the operation of Vermillion Rise. Tom Milligan made a motion to pass Resolution 2023-1, Lacy Romig second the motion. Motion passed unanimously. Paperwork will be sent to the appropriate agencies.

ESCA updates- Cathy Collins has not started yet to archive historical documents. Staff stated that approximately 204 signs would be needed for the environmental sites. Contracting the work out or hiring another grounds person was discussed. No decision was made.

Gas Line Repair: Part should arrive May 26<sup>th</sup> to repair the line. Customers are aware there will be an outage.

Emergency Fire Pump – After investigation the motor to the firewater pump is undamaged. Sycamore Engineering and manufacturers are still investigating the firewater pump. Discussion was made about responsibility of repairs.

Backup generator for the reservoir was discussed. Options are to purchase a new generator, move the generator at Building 7700 to reservoir or use the generator from the Vermillion County Jail. Staff is to investigate the cost of each and present to the board.

The Annual Mushroom Hunt was successful again this year.

Gun Range for Vermillion County Sheriff Department – No new information.

Newport Pallet Land Sale Update: Newport Pallet purchase is ongoing. Adam Winland stated Newport Pallet has old bark, dirt, and concrete from old foundations to be moved. Board directed staff to find an area for the dirt and old bark to be moved to. Concrete can be moved to the concrete pile already established.

CCS Land Sale Update – Lou Britton is preparing the contract for signatures.

SWCD Mill Creek – Wabash River Watershed Project – Vermillion Rise has creeks that fall under the Wabash River Project. SWCD will be testing creeks at the Rise.

House Bill 1062 – No information

Senate Bill 451 – Passed this bill will permit Carbon Sequestration in Indiana with compensation.

Standard Operating Procedures for Vermillion County Jail is ongoing.

Paul Davis will be at Building 7700 to evaluate air quality on Monday, May 22<sup>nd</sup>.

Preferred Tire needs more temporary storage. Staff will check for a suitable area for their needs.

Jeff Michalic to launch a Google Calendar for informational purposes.

No public comment.

Jeff Michalic made a motion to adjourn, Tom Milligan second the motion. Motion passed unanimously.

# NEWPORT CHEMICAL DEPOT REUSE AUTHORITY

## BOARD MEETING

June 19, 2023

## MINUTES

The Newport Chemical Depot Reuse Authority held its monthly meeting on June 19, 2023 at 6:00 PM in the CTC Conference Room in Building 7700 at Vermillion Rise Mega Park.

### Board:

Joe Ellis, President  
Eddie Thompson, Vice President  
Lacy Romig, Secretary/Treasurer  
Jeff Michalic, Board Member  
Tom Milligan, Board Member

### Staff:

Chad Harris, Facility Manager  
Cindy Wilson, Utility Man./Bookkeeper  
Lou Britton, Attorney

### Visitors:

Tim Yocum, Verm. Co. Commissioner  
Leonard Akers, Citizen  
Evan Swingle, Citizen  
Shawn Collom, CCS Builders  
Dr. Thomas Foulkes, Pacergy  
Keon Stallard, Pacergy  
George Simopoulos, Pacergy  
James Culhan, 316 Product Development  
Michael Conley, Architura Corp.

Tom Graham, GDP  
Sylas Smith, Guaranteed Roofing  
Mike Hoesman, GTECH Solution  
David Kimbler, Heating and Cooling  
Ryan Kimbler, Heating and Cooling  
William Shepler, PMSI.USA  
Bryan Lacey, PMSI.USA  
Greg Simopoulos, Pacergy  
Eric Stark, Stark Precision Machine

President Joe Ellis called the meeting to order at 6:15 PM.

President Ellis took Roll Call with all members present those being; Joe Ellis, Eddie Thompson, Lacy Romig, Tom Milligan, and Jeff Michalic.

The May 18, 2023 minutes were presented to the board. Tom Milligan made a motion to accept the minutes as presented. Lacy Romig second the motion. Motion passed unanimously.

Financials and Claims for May 2023 were presented to the board. A copy of both reports had been emailed to members prior to the meeting. Jeff Michalic made a motion to accept the Financial Report and Claims for May 2023. Tom Milligan second the motion. Motion passed unanimously.

ESCA Projects - Cathy Collins start date to archive documents is pending due to issues with office space at this time. Chad Harris is in the process of scheduling the replacement of signage in environmental areas. There is not a timeline for completion of these projects. No report on cemeteries. Chad Harris is to get a quote for a skid steer to remove brush.

Gas Line Repair was completed with no problems.

Emergency Firewater Pump – Repairs to the pump should be under \$7000.00. Backup generator for the reservoir for the drinking water pumps is ongoing. Chad Harris is to get quotes for a new generator or quotes to repair, move, and setup of existing generator.

Standard Operating Procedure for the Vermillion County Jail is ongoing.

Preferred Tire would like additional storage spaces for totes. Tom Milligan made a motion to enter into a standard lease for additional storage space for Preferred Tire. Chad Harris to locate an area. Lacy Romig second the motion. Motion passed unanimously.

Scott Pet additional storage space – Scott Pet requested to lease additional space using an Igloo and cylinder rack at 717A. Eddie Thompson made a motion to lease additional space to Scott Pet Products with reference to an Igloo and the cylinder rack at 717A using the current lease value. Jeff Michalic second the motion. Motion passed unanimously.

Newport Pallet Land Sale Update – No new information. Waiting on reply from the Army.

CCS Land Sale Update – CCS Builders will lease property elsewhere temporarily until a Purchase Agreement is approved. The company still is interested in the original property site at the Rise.

Purdue University Ag Center - Lou Britton is working on a contract.

Property associated with the Red Barn area at the entrance of property was discussed. Mark Swingle is the current occupant. No paperwork has been found to determine ownership. Jeff Michalic made a motion to regain possession of the Red Barn area. Eddie Thompson second the motion. Motion passed unanimously.

Public Comment – Dr. Thomas Foulkes introduced himself and his team to the board. Dr. Foulkes proposed to the board to purchase the Shell Building and Building 7700 for development. There were also discussions to purchase the whole property. The board stated they would be eager to hear a formal presentation on what his team was able to invest.

Jeff Michalic made a motion to adjourn. Eddie Thompson second the motion. Motion passed unanimously.

# NEWPORT CHEMICAL DEPOT REUSE AUTHORITY

## BOARD MEETING

August 17, 2023

### MINUTES

The Newport Chemical Depot Reuse Authority held its monthly meeting on August 17, 2023 at 6:00 PM in the CTC Conference Room in Building 7700 at Vermillion Rise Mega Park.

**Board:**

Joe Ellis  
Lacy Romig  
Tom Milligan  
Jeff Michalic  
David Marietta

**Staff:**

Chad Harris  
Cindy Wilson

**Visitors:**

Adam Winland  
Leonard Akers  
Brian Garrard, Kemper CPA  
Chase Murray, Kemper CPA

President Joe Ellis called the meeting to order at 6:16 PM.

President Ellis introduced the new board member Dave Marietta. Mr. Marietta replaced Eddie Thompson who recently resigned. Mr. Marietta was sworn in during the Executive Session.

President Ellis took Roll Call with the following board members present: Joe Ellis, Lacy Romig, Tom Milligan, and Jeff Michalic, and Dave Marietta.

The board was presented with the minutes from June 2023 meeting. The July 2023 meeting was canceled. Jeff Michalic made a motion to accept the minutes as written. Tom Milligan second the motion. Motion passed unanimously. Mr. Marietta abstained due to not being a board member at that time.

June and July 2023 Claims and the Financial Report for June 2023 were discussed by the board. The claims had been previously approved by Lacy Romig. Tom Milligan made a motion to approve the June and July 2023 Claims and the June 2023 Financial Report. Jeff Michalic second the motion. Motion passed unanimously.

Brian Garrard with Kemper addressed the board on the accounting standards for leases. The board has the opportunity to opt out of the accounting standard which is the recommendation of Mr. Garrard. By opting out there would be a statement in the audit about the decision. The board agreed to opt out of the accounting standard. This was the last item to finish the audit.

ESCA projects are ongoing. Cathy Collins came in for short time one day. Conditions were not suitable at the time. The board discussed moving boxes to the first floor. No decision was made.

Vermillion County Jail SOP is ongoing. Chad Harris will contact Sheriff about additional information.

Preferred Tire and Scott Pet Products are needing additional storage space. Preferred Tire would like to lease the concrete pad near Building 706. Scott Pet would like to lease 7 additional Igloos for temporary storage. The leases would be from August 1, 2023 to December 31, 2023. Dave Marietta made a motion to approve the lease for Preferred Tire and Scott Pet Products with minor technical changes to the standard lease agreement. Tom Milligan second the motion. Motion passed unanimously.

Newport Pallet Land Sale is ongoing. Army approved the sale in July 2023. A few minor details needs to be addressed.

Mark Swingle has requested 120 days to vacate the Red Barns. Lou Britton suggested a time table to vacate a building every 30-60 days, there are 4 buildings. After a brief discussion the board agreed for Mr. Britton to send a timeline schedule to Mr. Swingle.

Paul Hollingsworth has requested to move 3 cemetery stones from Memorial Chapel Cemetery. The bodies were exhumed some time ago and moved to another cemetery. Lacy Romig made a motion to give permission to Paul Hollingsworth to move his stones from the cemetery and to coordinate with Rise personnel to landscape the area after removal. Jeff Michalic second the motion. Motion passed unanimously.

Town of Cayuga contacted Joe Ellis requesting a desk from Building 7700 for their new office. Jeff Michalic made a motion to approve the desk for Cayuga, the Rise employees would not move it. Lacy second the motion. Motion passed unanimously.

Tom Milligan brought up the winter months and heating situation in Building 7700. No decision was made.

Orange Farm is up for bid, due to the uncertainty of the DNR area which is part of the farm area, Chad Harris suggested renegotiating the lease with the current tenant. Jeff Michalic made a motion to negotiate with the current tenant a yearly lease depending on DNR decision. Lacy Romig second the motion. Motion passed unanimously.

Leonard Akers asked if the board was still in contact with Pacergy, President Ellis said yes. Mr. Akers also asked if the board was still looking for an Executive Director, the board answered yes.

Jeff Michalic made a motion to adjourn. Tom Milligan second the motion. Motion passed unanimously.

# NEWPORT CHEMICAL DEPOT REUSE AUTHORITY

## BOARD MEETING

September 28, 2023

### MINUTES

The Newport Chemical Depot Reuse Authority held its monthly meeting on Thursday September 28, 2023 at 6:00 p.m. in the CTC Conference Room in Building 7700 at Vermillion Rise Mega Park.

**Board:**

Joe Ellis  
Tom Milligan  
Lacy Romig  
Jeff Michalic  
Dave Marietta

**Staff:**

Cindy Wilson  
Lou Britton, Attorney

**Visitors:**

Adam Winland  
Leonard Akers

The meeting was called to order by President Joe Ellis at 6:17PM.

President Ellis took roll call with the following board members present: Joe Ellis, Tom Milligan, Lacy Romig, Jeff Michalic, and Dave Marietta.

Election of a new Vice President: Since the vacancy of Eddie Thompson the Vice President seat has been vacant. Dave Marietta nominated Tom Milligan for Vice President. There were no other nominations. Dave Marietta made a motion for Tom Milligan to fill the position of Vice President, Jeff Michalic second the motion. Motion passed unanimously.

The board reviewed the minutes from August 2023. Dave Marietta made a motion to approve the minutes as written, Tom Milligan second the motion. Motion passed unanimously.

The Claims and Financial Report for August 2023 were discussed. Jeff Michalic made a motion to pass both the Claims and Financial Report for August 2023, Tom Milligan second the motion. Motion passed unanimously.

ESCA: Cathy Collins has not started archiving documents due to building status. Tom Milligan discussed the work that needs to be done for the ESCA projects of clearing areas and putting up new signage. Purchasing a brush hog was discussed, Jeff Michalic made the suggestion to lease the equipment. The board agreed that it could be an option. Jeff Michalic and Dave Marietta would contact companies to get quotes.

Standard Operating Procedures: Tabled until next meeting.

Preferred Tire needs additional space for storage. The board agreed for Chad Harris to find additional space for Preferred Tire to lease.

Newport Pallet: Closer to a closing date.

Oriden Solar Project: Tabled until next month.

Red Barns: The board agreed to have Chad Harris contact Mark Swingle's attorney to gain access to the Red Barns to see if Vermillion Rise still has equipment in them. Also, to see the status of Mr. Swingle moving out of the buildings.

Hollingsworth Cemetery Stones: Paul Hollingsworth has removed the cemetery stones and landscaped the area.

County Highway Garage: The Vermillion County Highway employees would like to conduct snow plow training at Vermillion Rise in Building 7700. Jeff Michalic made a motion to let the Vermillion County Highway employees have training at Building 7700, Lacy Romig second the motion. Motion passed unanimously.

Perrysville Fire Department has requested 2 office chairs. Lacy Romig made a motion for Perrysville Fire Department to receive 2 office chairs, second by Jeff Michalic. Motion passed unanimously.

President Elis presented the board with brochures with information about Freedom Rock Tour. Freedom Rock is an individual that paints patriotic symbols on rock to honor veterans. His goal is to have a Freedom Rock in every state. The board suggested this would be a good idea for the Ernie Pyle Foundation. Lacy Romig will present the application and brochure to the Ernie Pyle Foundation board.

Tom Milligan made a motion to establish an Industrial Committee to investigate industrial prospects for Vermillion Rise the committee members would be: Dave Marietta, Jeff Michalic, and JB Roehm. Dave Marietta second the motion. Motion passed unanimously.

Tom Milligan discussed hiring a firm to pursue an individual to replace Bob Grewe. Lacy Romig suggested tabling this effort until office space is available. The board members agreed.

Lacy Romig suggested Chad Harris acquire quotes for office spaces. (Mobile office, remodel firehouse, or repair Building 7700).

Leonard Akers asked if they are still in contact with Pacergy, President Ellis said yes.

Adam Winland asked about the salary and benefits for Bob Grewe's replacement, the board is still in discussions on the job description.

The October meeting will be Monday, October 23, 2023 at 6:00PM.

Jeff Michalic made a motion to adjourn, lacy Romig second the motion. Motion passed unanimously.

# NEWPORT CHEMICAL DEPOT REUSE AUTHORITY

## BOARD MEETING

November 16, 2023

### MINUTES

The Newport Chemical Depot Reuse Authority held its monthly meeting on November 16, 2023 at 6:00 PM in the CTC Conference Room in Building 7700 at Vermillion Rise Mega Park.

**Board:**

Tom Milligan  
Lacy Romig  
Dave Marietta  
Jeff Michalic

**Staff:**

Chad Harris  
Cindy Wilson  
Lou Britton, Attorney

**Visitors:**

Adam Winland  
Leonard Akers  
Tim Congleton, RT Insurance

Vice President Tom Milligan called the meeting to order at 6:00 PM in the absence of President Joe Ellis.

Roll call was taken with the following members present: Tom Milligan, Lacy Romig, Dave Marietta, and Jeff Michalic. President Joe Ellis did not attend.

The board reviewed the September 2023 minutes; Dave Marietta made a motion to approve minutes as written. Jeff Michalic second the motion. Motion passed unanimously.

September and October 2023 Claims and September 2023 Financials were reviewed. October 2023 Financials were unavailable due to bank statements had just been received. Dave Marietta made a motion to accept the September and October 2023 Claims and September Financials; Jeff Michalic second the motion. Motion passed unanimously. Online banking was discussed. Jeff Michalic made a motion to have online banking accessible; Lacy Romig second the motion. Motion passed unanimously.

Tim Congleton from RT Insurance gave a brief overview of the facility insurance. The coverage would be the same as last year with an 8.9% increase. Mr. Congleton suggested adding a D&O liability policy. Lacy Romig made a motion to start the application process for the D&O Insurance; Jeff Michalic second the motion. Motion passed unanimously. Jeff Michalic made a motion to ratify the renewal of the property insurance; Lacy Romig second the motion. Motion passed unanimously.

ESCA – Chad Harris reported that Cathy Collins has worked a few hours on the archiving of documents. Gravel has been delivered for cemeteries. Jeff Kelsheimer is taking inventory of signage for the restricted areas. Jeff will start replacing signs on the East side of the property.

Building and Ground Update: Vermillion Rise is in the process of moving staff from Building 7700 due to the condition of the building. The staff will relocate temporarily to the maintenance shop at Building 716A. Discussions on a permanent location for staff offices include renovating the firehouse or purchase/lease mobile offices. Jeff Michalic will have a Scope of Work for the renovation and mobile offices by Monday. Three quotes are required for each project.

Vermillion Rise is currently leasing an Air Scrubber for the conference room for \$75.00 a day. To purchase the same Scrubber is under \$2000.00. Jeff Michalic made a motion to purchase an Air Scrubber; Dave Marietta second the motion. Motion passed unanimously.

Lacy Romig made a motion to purchase new desks; Jeff Michalic second the motion. Motion passed unanimously. It was mentioned there is a surplus store at ISU.

Copy machine lease ends December 4, 2023. Lacy Romig made a motion to lease a new copy machine. Dave Marietta second the motion. Motion passed unanimously.

Lacy Romig made a motion to acquire temporary help if needed to move equipment; Jeff Michalic second the motion. Motion passed unanimously.

Lacy Romig made a motion to approve the new pay schedule effective immediately; Jeff Michalic second the motion. Motion passed unanimously.

Vice President Tom Milligan appointed Dave Marietta to Vermillion Trails Alliance.

Newport Pallet Update: Sale has closed.

Vermillion County Jail SOP: Board was presented a draft of the new SOP to review.

Preferred Tire is requesting a signed lease for more property. A discussion of a Pollution Policy may be beneficial for Preferred Tire to acquire.

Red Barns: One barn has been vacated. Chad Harris to inspect the rest of the buildings.

Ranney Well needs a new roof. Jeff Michalic made a motion to acquire 3 quotes for replacement of roof; Dave Marietta second the motion. Motion passed unanimously.

Phil Cox has requested to do a bird count on December 30, 2023. Lou Britton stated he would have to sign a license agreement and present a certificate of insurance. Any activities at the Rise need same documentation. Lacy Romig made a motion to let Phil Cox do a bird count with proper documentation; Dave Marietta second the motion. Motion passed unanimously.

Public Comment: Leonard Akers asked if there was any progress on industries locating at the Rise. Vice President Tom Milligan stated the Industrial Committee is very active.

Lacy Romig made a motion to adjourn; Jeff Michalic second the motion. Motion passed unanimously. Meeting was adjourned.

Next meeting:

November 27, 2023 Executive Session

December 14, 2023 Public Meeting 6:00PM Executive Session 5:00PM

Meeting places will be announced.

# NEWPORT CHEMICAL DEPOT REUSE AUTHORITY

## BOARD MEETING

November 27, 2023

### MINUTES

The Newport Chemical Depot Reuse Authority held a meeting on November 27 2023 at 5:00 PM in the CTC Conference Room in Building 7700 at Vermillion Rise Mega Park.

**Board:**

Joe Ellis  
Tom Milligan  
Dave Marietta  
Jeff Michalic

**Staff:**

Chad Harris  
Cindy Wilson

**Visitors:**

Ali Trunzo, Oriden  
Larry Dull, Toshiba

President Ellis called the meeting to order at 5:00 PM.

Roll call was taken with the following members present: Tom Milligan, Dave Marietta, and Jeff Michalic. Lacy Romig did not attend.

The board reviewed the November 16, 2023 minutes; Dave Marietta made a motion to approve minutes as written. Tom Milligan second the motion. Motion passed unanimously; President Ellis abstained due to being absent at the meeting.

No Treasurers Report; Lacy Romig to forward bank statements when they are available.

ESCA: No updates since last meeting.

Larry Dull with Toshiba gave a brief summary on leasing a new copy machine; which would be in coordination with Vermillion County. The new copy machine should be a \$100.00 a month savings. Lease would be for 63 months. Jeff Michalic made a motion to lease the new copy machine; Dave Marietta second the motion. Motion passed unanimously.

Red Barn: Mark Swingle has vacated 2 of the Red Barns. Board asked about the trash removal Chad Harris stated Mr. Swingle knows it needs removed.

Oriden: Tom Milligan made a motion to pass the Economic Development Agreement with Oriden as presented. Jeff Michalic second the motion. Motion passed unanimously. There was no discussion. Tom Milligan made a motion to pass the Decommissioning Agreement with Oriden as presented. Jeff Michalic second the motion. Motion passed unanimously. Tom Milligan made a motion to pass the Road Use Agreement with Oriden as presented. Jeff Michalic second the motion. Motion passed unanimously. Ali Trunzo stated Oriden looking forward to the next step of the project.

Building and Grounds: Jeff Michalic made a motion to accept the Scope of Work for remodeling the firehouse and leasing of mobile office space. Tom Milligan second the motion. Motion passed unanimously. The project is ready to receive quotes. The board will consider options to relocate staff.

Tom Milligan made a motion to pay an invoice for employee appreciation items. Dave Marietta second the motion. Motion passed unanimously.

No Public Comment

Tom Milligan made a motion to adjourn, Dave Marietta second the motion. Motion passed unanimously.

December 14, 2023 Public Meeting 6:00PM Executive Session 5:00PM

Meeting places will be announced.

# NEWPORT CHEMICAL DEPOT REUSE AUTHORITY

## BOARD MEETING

December 14, 2023

### MINUTES

The Newport Chemical Depot Reuse Authority held its monthly meeting on December 14, 2023 at 6:00 PM at the Cayuga Community Center.

**Board:**

Tom Milligan  
Lacy Romig  
Dave Marietta  
Jeff Michalic

**Staff:**

Chad Harris  
Cindy Wilson  
Lou Britton, Attorney

**Visitors:**

Vice President Tom Milligan called the meeting to order at 6:00 PM in the absence of President Joe Ellis.

Roll call was taken with the following members present: Tom Milligan, Lacy Romig, Dave Marietta, and Jeff Michalic. President Joe Ellis had a conflicting meeting.

The previous minutes were presented by the board. Dave Marietta made a motion to accept the November 27, 2023 as written. Lacy Romig second the motion. Motion passed unanimously.

November Claims and October 2023 Financials were reviewed by the board. Jeff Michalic made a motion to accept the November 2023 Claims and October 2023 Financials. Dave Marietta second the motion. Motion passed unanimously.  
Lacy Romig made a motion to rollover employee's vacation time that wasn't used in 2023. Dave Marietta second the motion. Motion passed unanimously.

ESCA – No Updates

NeCDRA board had discussions pertaining to moving staff from Building 7700. The board considered remodel of the firehouse or lease/purchase a modular office. To remodel the firehouse an engineer would have to be involved. This would drive the cost up and take more time. The board agreed that purchasing a double wide modular office may be the best option. Lou Britton to investigate the bidding process for purchase/lease. No motion was made.

Chad Harris to obtain more modular office quotes. Lou Britton suggested to the board they might want to appoint a Purchasing Agent. Mr. Britton will investigate the statue.

Service Water #1 pump is out for repair. The Service Water #2 is operational. NeCDRA has a new wastewater sampling parameter per IDEM. The expense of the test is unknown.

Red Barns – Two of the Red Barns are vacant. The board was concerned about trash piles at the site. Chad Harris stated he had talked to Mr. Swingle and he will remove the trash. Lou Britton stated he could contacted Mr. Swingle's attorney to make sure.

Preferred Tire – Preferred Tire has made a request to expand their operation. The board agreed to consider the request once formally made.

Bird Count – Jeff Michalic made a motion to accept Phil Cox's Application for Annual Bird Count on December 31, 2023 with appropriate paperwork. Lacy Romig second the motion. Motion passed unanimously.

Lacy Romig made a motion to have the NeCDRA monthly meetings at the Cayuga Community Center on the third Thursday of every month in 2024. Jeff Michalic second the motion. Motion passed unanimously.

There were no public comments.

Dave Marietta made a motion to adjourn. Lacy Romig second the motion. Motion passed unanimously.