

NEWPORT CHEMICAL DEPOT REUSE AUTHORITY

BOARD MEETING

January 18, 2024

MINUTES

The Newport Chemical Depot Reuse Authority held its monthly meeting on Thursday January 18, 2024 at 6:00 p.m. at the Cayuga Community Center, Cayuga, IN.

Board:

Joe Ellis
Tom Milligan
Jeff Michalic
Dave Marietta

Staff:

Chad Harris
Cindy Wilson
Lou Britton, Attorney, Remotely

Visitors:

Leonard Akers
Amanda Heber, VCEDC

Chairman Joe Ellis called meeting to order at 6:17 PM.

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

Lou Britton joined remotely.

Election of Officers: President Ellis opened the floor for nominations for President of the Board for 2024. Dave Marietta made a motion to nominate Jeff Michalic for President, Tom Milligan second the motion. Motion passed unanimously. Jeff Michalic accepted the President position.

Jeff Michalic made a motion for Tom Milligan for Vice President, second by Dave Marietta. Motion passed unanimously. Dave Marietta second the motion. Motion passed unanimously. Tom Milligan accepted the position.

Dave Marietta made a motion to retain Lacy Romig as Secretary/Treasurer, Tom Milligan second the motion. Motion passed unanimously.

President Jeff Michalic took over the meeting.

Tom Milligan made a motion to accept the December 2023 minutes as written. Dave Marietta second the motion. Motion passed unanimously.

December 2023 Claims and Financial Report was presented to the board. Tom Milligan made a motion to accept the December 2023 Claims and Financial Report. Dave Marietta second the motion. Motion passed unanimously.

ESCA: Chad Harris and Cindy Wilson will sort and box documents on the second floor of Building 7700. The documents will be relocated to the first floor Conference Room. Cathy Collins will be able to access and archive documents when the boxes are moved.

The signage for the environmental areas is a slow process unless someone is hired to help with it. The rock at the cemeteries is ready to spread when the weather is better. Trees have been removed.

New Office Space: Board is looking into a modular office building. Chad Harris received quotes from three companies to install a modular at the Rise. He has a few more quotes yet to be received. Lou Britton stated the need to acquire Request for Proposal as a complete setup; including building, foundation, electrical and sewer hookup, time of install and warranty. The board asked Chad to combine all the quotes by Monday, January 22, 2024 and email the board. The board would then have a Request for Proposal ready by Friday, January 26, 2024 to send to companies.

Water System Pump: Still waiting on pump.

Wastewater Testing: NeCDRA per IDEM was required to have a WET Test performed. The samples passed.

Roof at Ranney Well #3 needs repaired. Dave Marietta made a motion to get quotes to replace the roof. Joe Ellis second the motion. Motion passed unanimously.

Geotech Report: The board asked Chad Harris to get quotes for a Geotech Study.

Red Barns: Two of the four Red Barns are vacant. Chad Harris stated Mr. Swingle has until the middle of February to get the other 2 vacated. Board members are still concerned about the trash piles. Mr. Swingle is to get a dumpster to clean the piles up.

A Purchase Policy was discussed. Lou Britton will send board members a draft of a Purchase Policy for them to review. President Michalic stated the policy would be on next month's agenda.

Public Comment: Leonard Akers inquired about the heating system in the new building, the board stated they were looking at total electric. Leonard also suggested a metal roof at the well. The roof now is flat.

Dave Marietta made a motion to adjourn. Tom Milligan second the motion. Motion passed with all members in favor.

Next Meeting February 15, 2024 at 6:00PM at Cayuga Community Center. Executive Session at 5:00PM.

NEWPORT CHEMICAL DEPOT REUSE AUTHORITY

BOARD MEETING

February 15, 2024

MINUTES

The Newport Chemical Depot Reuse Authority held its monthly meeting on Thursday February 15, 2024 at 6:00 p.m. at the Cayuga Community Center, Cayuga, IN.

Board:

Jeff Michalic
Tom Milligan
Lacy Romig
Dave Marietta

Staff:

Chad Harris
Cindy Wilson
Lou Britton, Attorney

Visitors:

Amanda Heber, VCEDC

Chairman Jeff Michalic called meeting to order at 6:08 PM.

Roll Call was taken by Chairman Michalic with members present being; Jeff Michalic, Tom Milligan, Lacy Romig, and Dave Marietta. Joe Ellis was not present.

Minutes from the January 18, 2024 was presented to the board. Dave Marietta made a motion to accept the minutes as written. Tom Milligan second the motion. Motion passed unanimously.

January 2024 Claims were reviewed by the board. There were no questions. Tom Milligan made a motion to accept the January 2024 Claims. Dave Marietta second the motion. Motion passed unanimously.

November 2023 Financial Report was presented, Tom Milligan made a motion to accept the November 2023 Financial Report. Dave Marietta second the motion. Motion passed unanimously. The January 2024 Financial Report was reviewed by the board members. Dave Marietta made a motion to accept the January 2024 Financial Report. Tom Milligan second the motion. Tom Milligan made a motion to transfer a portion of the Vermillion Rise funds to the State of Indiana Sponsored Investment Fund, which would enable Vermillion Rise to accumulate interest on the balance. Lacy Romig second the motion. Motion passed unanimously. Jeff Michalic would pursue this action.

ESCA- Cathy Collins has started archiving documents. Board discussed purchasing a large scanner with no decision made.

Firehouse Remodel – Dave Marietta to develop a Scope of Work for the firehouse remodel. The firehouse would be remodeled to accommodate staff and transition from Building 7700. Mr. Marietta stated the board may need an emergency meeting to approve the document.

Discussion on organizing and shutting down Building 7700. There is a tentative plan in place. Staff would organize and start boxing up documents. Additional locks would be added for areas where sensitive documents would be stored.

Ag Lease - Due to the poor health of a farm lease tenant, they will be unable to farm the 2024 season. The farm lease stipulates no subleasing. Tom Milligan made a motion to enable the farmer to sublease to an existing tenant for the 2024 season. Lacy Romig second the motion. Motion passed unanimously.

Staffing - Acquiring summer employees to help with various projects, and a person to shadow older employees was discussed. No decision was made.

A Resolution enabling Chad Harris and Cindy Wilson to make purchase up to \$15,000.00 with the consent of the Board President was brought to the attention of the board. Tom Milligan made a motion to adopt Resolution 2024-01, Purchasing Policy for the Newport Chemical Depot Reuse Authority for Purchases of Supplies, Equipment, and Services. Dave Marietta second the motion. Motion passed unanimously.

Gate Entrance Project – Vermillion Rise was given \$25,000.00 from Duke Energy in 2022 to help with improvements on the property. The gate entrance needs to be upgraded with a more professional appearance. Chad Harris to get quotes for fencing, gates and accessories. The roof on the building needs repaired. Suggestions were made about putting graphics on the windows. Upgrades to the camera system was also suggested.

Rise Plan Moving Forward – Discussions were made about having a council instead of an Executive Director for Vermillion Rise. Chairman Michalic will check with Vermillion County on the Comprehensive Plan for the county and if Vermillion Rise is mentioned. The board will talk to individuals to develop an RFP for a Comprehensive Plan to contract a consultant to have a plan in place moving forward.

Red Barns – Still working on vacating property. Deadline is before the end of month.

Other Business – The Annual Mushroom Hunt was discussed. Lacy Romig made a motion approving the mushroom hunt with necessary documents in place. Dave Marietta second the motion. Motion passed unanimously.

May 11th will be the Tire Recycle Day discussions were made about placing the semi-trailers at the entrance before the gate. Jeff Michalic will speak to Preferred Tire to see if that would be agreeable.

There was no public comments.

Next meeting will be March 21, 2024 at 6:00PM, with Executive Session at 5:00PM.

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

NEWPORT CHEMICAL DEPOT REUSE AUTHORITY

BOARD MEETING

March 21, 2024

MINUTES

The Newport Chemical Depot Reuse Authority held its monthly meeting on Thursday March 21, 2024 at 6:00 p.m. at the Cayuga Community Center in Cayuga, IN.

Board:

Jeff Michalic
Tom Milligan
Dave Marietta

Staff:

Chad Harris
Cindy Wilson
Lou Britton, Attorney

Visitors:

Jeremy Fortner
TJ Clinkenbeard
Sally Clinkenbeard
Bill Rennels
Kevin Wickens
Leonard Akers

Chairman Jeff Michalic called meeting to order at 6:03 PM.

Roll Call was taken by President Jeff Michalic with members present being; Jeff Michalic, Tom Milligan, and Dave Marietta. Joe Ellis and Lacy Romig did not attend.

February 2024 Claims were presented to the board. Dave Marietta made a motion to approve the February 2024 claims. Tom Milligan second the motion. Motion passed unanimously.

February 2024 Financials were reviewed. Tom Milligan made a motion to approve the 2024 Financial Report. Dave Marietta second the motion. Motion passed unanimously.

February 2024 minutes were reviewed. Tom Milligan made a motion to approve the minutes as written. Dave Marietta second the motion. Motion passed unanimously.

ESCA – Signage project has not started. Chad Harris and Cathy Collins are working on organizing ESCA projects. The ESCA reporting website needs a new administrator appointed to have access for reporting purposes.

Kevin Wickens gave an overview of the cost associated with renovations to the old Firehouse for office space. Jeremy Fortner has also looked at the building. They agreed there would be unforeseen costs

involved since it is an older building. The building would have to be brought up to code. There also may be asbestos issues. There were discussions on building and portable office space. No decision was made.

Gate Entrance – North gate renovation cost are estimated around \$40,000.00. Duke Energy gave Vermillion Rise a grant of \$25,000.00 a few years ago to offset the cost. Tom Milligan made a motion to develop a Scope of Work to renovate the North Gate area to include a new roof, fencing, gates, cameras and keypads. The motion included a \$40,000.00 cap on expenditures. Dave Marietta second the motion. Motion passed unanimously.

Red Barns – Three of the four Red Barns are vacant. The 4th one is about 80% empty. TJ Clinkenbeard with Scott Pet Products stated Scott Pet may be interested in the biggest building for storage. Mr. Clinkenbeard would like to tour the building once it is empty. Jeremy Fortner also expressed interest in one of the smaller buildings. The Rise will have buildings appraised for purchase or lease.

President Michalic announce the Annual Mushroom Hunt dates would be April 7, 13, 14, 20, 21, and 27, 2024.

Tire Recycle Day – Tire Recycle Day is scheduled for May 11, 2024 from 8am until noon. Jeff Michalic will be there to direct individuals to Preferred Tire.

Tom Milligan announce April 7, 2024 will be the Victory Run at Vermillion Rise. This is a very success event for Vermillion Trail Alliance. The license agreement and application was presented to the board. Dave Marietta made a motion to approve the license agreement and application. Tom Milligan second the motion. Motion passed unanimously. The board was presented the application fee.

Other Business – Generator for Drinking Water was discussed. Jeff Michalic asked Mr. Clinkenbeard if he thought tenants would be interested in meeting with the Vermillion Rise representative to voice their concerns. Mr. Clinkenbeard stated it would be a good idea. A Tenant Committee could be formed to address concerns at the Rise.

Public Comment – Leonard Akers questioned the cost involved getting Building 7700 back in usable condition. The board stated it was inadequate for Vermillion Rise needs and cost would be

NEWPORT CHEMICAL DEPOT REUSE AUTHORITY

BOARD MEETING

April 18, 2024

MINUTES

The Newport Chemical Depot Reuse Authority held its monthly meeting on Thursday April 18, 2024 at 6:00 p.m. at the Cayuga Community Center - Cayuga, IN.

Board:

Jeff Michalic
Tom Milligan
Lacy Romig
Dave Marietta

Staff:

Chad Harris
Cindy Wilson
Lou Britton, Attorney (Remote)

Visitors:

Leonard Akers
TJ Clinkenbeard
Sally Clinkenbeard
Mike Hamilton
Amanda Heber
Adam Winland

Chairman Jeff Michalic called meeting to order at 6:07 PM.

Roll Call was taken by President Jeff Michalic with members present being; Jeff Michalic, Tom Milligan, Lacy Romig, and Dave Marietta. Joe Ellis did not attend.

March 2024 Minutes were distributed to the board. Dave Marietta made a motion to accept minutes as written. Lacy Romig second the motion. Motion passed unanimously.

March 2024 Financial Report and Claims were reviewed by board members. Dave Marietta made a motion to accept the March 2024 Financial Report and Claims. Tom Milligan second the motion. Motion passed unanimously.

Board members resigned Resolution 2023-1 from May 18, 2023 board meeting.

Lacy Romig will ask Joe Ellis for any signed documents he may have in his possession.

Annual Natural Gas Audit will be conducted with help of staff.

Office Building – Option to relocate staff are still being discussed. Options include portable office building, building a new building that could accommodate other businesses, renovate Building 709A, and renovate one of the Red Barns. No decision was made.

Jeff Michalic will meet with Garmong on Monday for their input on the Red Barns and updating the Main Gate area. Jeff will email board members an update.

Business Council – Chad Harris reached out to all businesses to meet and voice concerns about the Rise. All businesses responded except Security Transport. TJ Clinkenbeard will chair the quarterly meetings.

Building 7700 – Staff is organizing documents from file cabinets and etc. to move downstairs in the CDC Conference Room. Movers will move the documents to the first floor at a rate of 210.00 an hour for 4 people. Written documentation will be forwarded to the company about the mold issue.

2023 Water Loss Audit has to be validated by a separate individual doing the audit. Staff will complete the audit. HWC Engineering validated the 2021 Audit. The quote for this year's audit was not to exceed \$1750.00. Dave Marietta made a motion for HWC to conduct the Validation for the Water Loss Audit for 2023. Tom Milligan second the motion. Motion passed unanimously.

Newport Pallet – Newport Pallet would like to receive potable water. IDEM needs to be contacted before a decision is made to proceed.

Generator for Reservoir – Moving existing generator from Building 7700 or purchase a new generator was discussed. An engineer needs to be contacted.

New Roof on Well – The Rise had one quote for replacing the roof on Ranney Well #3. Trade Master gave a quote for \$31,790.00. Insurance was discussed. A lower liability policy would make the quote lower. Tom Milligan made a motion to accept the bid and authorized Jeff Michalic to sign the documentation to proceed after insurance adjustments are made. Lacy Romig second the motion. Motion passed unanimously.

Red Barns – Appraisal for the lease or purchase price for the Red Barns was conducted on April 18, 2024. No information was available. After appraisal is received the Rise will take proposals for anyone interested in leasing or purchase the buildings.

Tire Recycle – Tire Recycle Day will be May 11, 2024 at Preferred Tire. Tom Milligan made a motion to approve the license agreement for the event. Dave Marietta second the motion. Motion passed unanimously.

Other Business – Troy Vaughn with Vermillion County Sheriff's Department following up on shooting range. Lacy Romig suggested a better fit may be the 4-H Shooting Range at Hillsdale. Board will talk to Vaughn about the available range.

Resolution – Resolution 2024-2 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 accept Resolution 2024-2.

Dave Marietta second the motion. Motion passed unanimously. Jeff Michalic will sign necessary document and take to Vermillion County Auditor.

There was no public comment.

Next meeting will be May 16, 2024 at 6PM.

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

NEWPORT CHEMICAL DEPOT REUSE AUTHORITY

BOARD MEETING

May 29, 2024

MINUTES

The Newport Chemical Depot Reuse Authority held its monthly meeting on Wednesday May 29, 2024 at 6:00 p.m. at the Cayuga Community Center - Cayuga, IN.

Board:

Jeff Michalic
Tom Milligan
Lacy Romig
Dave Marietta
Joe Ellis

Staff:

Cindy Wilson
Lou Britton, Attorney

Visitors:

Leonard Akers
Mike Hamilton
Adam Winland

Chairman Jeff Michalic called meeting to order at 6:10 PM.

Roll Call was taken by President Jeff Michalic with members present being: Jeff Michalic, Tom Milligan, Lacy Romig, Dave Marietta, and Joe Ellis.

April 2024 Minutes were distributed to the board. Dave Marietta made a motion to accept minutes as written. Lacy Romig second the motion. Motion passed unanimously.

April 2024 Financial Report and Claims were reviewed by board members. Tom Milligan made a motion to accept the April 2024 Financial Report and Claims. Dave Marietta second the motion. Motion passed unanimously.

July TIF Report – The Resolution for TIF Funding was passed in the April 2024. Jeff Michalic will submit documentation to Vermillion County Auditor.

Natural Gas Audit – Natural Gas Audit will be May 30, 2024. USDI will assist.

Underground Storage Tank Audit was completed. Need to find a vendor to perform cathodic testing. Replacing the underground storage tank to an above ground tank was discussed. The tank is for the generator at the wastewater facility.

Lead line Audit – Chad Harris will contact HWC to assist.

Water Loss Audit – Audit will be submitted to HWC for validation by the end of the week.

Water System – IDEM has not responded for request to provide water to Newport Pallet. Chad Harris has contacted HWC on for assistance with generator at the reservoir.

Roof on Well- Jeff Michalic signed Contract to Proceed with Trade Masters to repair roof at Ranney© Well #3. Trade Masters was award the contract in April 2024.

Bids on Gates – Repairs to the North Gate including fencing, roof and siding for guard house, new gates and electronics were discussed. Projects should be divided up. Lou Britton stated that a Scope of Work should be sent to three contractors for each project. Trade Masters gave a bid for discussion purposes only.

A new contract for the copy machine needed signed, due to an error in the original contract. Dave Marietta made a motion for Jeff Michalic to sign new contract. Tom Milligan second the motion. Motion passed unanimously.

Business Council – Jeff Michalic asked if one or two board members could volunteer to go to the first business council meeting. Tom Milligan and Dave Marietta stated they could attend. The meeting will be the week of May 10th. Time, date and place to be determined. It was suggested that board members could rotate to attend.

ESCA – Kemper will be the Entity Administrator for ESCA documentation. They will renew every year. Trade Master quoted for placement of signage for discussion purposes only. No decision was made. The board discussed hiring a company to install signage or hire part time help for the project. Community Service Workers were also discussed.

709A Renovation for Staff – Trade Master gave a quote for discussion purposes only. Lou Britton stated an Engineer needed to be hired to move project forward if it was over \$100,000.00. Request for Proposals with Scope of Work to at least three contractors must be sent out.

Moving Quote – Chad Harris has one moving company willing to move items in Building 7700 onto first floor. The board wants more clarification on pay and hours worked. No decision made.

Appraisals of Buildings – Jeff Michalic has appraisals of the Red Barns, 733K, and Building 7700. He will email the appraisals to board members. Jeff Michalic will make a listing sheet for the buildings. The buildings will be advertised. Current tenants will be contacted.

Executive Director – No decision.

Equipment Purchase – Need more clarification from Chad Harris on the equipment needed.

Mega Watt – Purchase/Lease Agreement has been sent.

Project Colt – Reimbursement for a boring invoice for Project Colt was discussed. The invoice has been paid. No response from Project Colt for reimbursement.

Other Prospects – No discussion

Public Comment – Leonard Akers stated the Red Barns are cold in the winter.

Adam Winland has a complaint due to the number of tire repairs rising due to wire on the roads from Preferred Tire. This topic will be discussed in the Business Council meeting.

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

Next meeting TBD

NEWPORT CHEMICAL DEPOT REUSE AUTHORITY

BOARD MEETING

June 25, 2024

MINUTES

The Newport Chemical Depot Reuse Authority held its monthly meeting on Tuesday June 25, 2024 at 6:00 p.m. at the Cayuga Community Center - Cayuga, IN.

Board:

Jeff Michalic
Tom Milligan
Lacy Romig
Dave Marietta
Joe Ellis

Staff:

Chad Harris
Cindy Wilson
Lou Britton, Attorney

Visitors:

Leonard Akers
Adam Winland
Paige Kilgore
Nick Kilgore

Chairman Jeff Michalic called meeting to order at 6:13 PM.

Roll Call was taken by President Jeff Michalic with members present being; Jeff Michalic, Tom Milligan, Lacy Romig, Dave Marietta, and Joe Ellis.

May 2024 Minutes were distributed to the board. Tom Milligan made a correction to the minutes, Tenant meeting would be the week of June 10th instead of May. This correction was made. Dave Marietta made a motion to accept minutes with correction. Lacy Romig second the motion. Motion passed unanimously.

May 2024 Financial Report and Claims were reviewed by board members. Tom Milligan made a motion to accept the May 2024 Claims. Dave Marietta second the motion. Motion passed unanimously. Tom Milligan made a motion to accept the May 2024 Financial Report, Dave Marietta second the motion. Motion passed unanimously.

Tom Milligan discussed the possibility of investing funds in the Trust Indiana Investment Program. Joe Ellis made a motion to enroll in the Trust Indiana Investment Fund. Tom Milligan second the motion. Motion passed unanimously.

Tom Milligan made a motion to add Cindy Wilson to the Old bank account, for the ability to transfer funds as needed with Lacy Romig's approval. Lacy Romig second the motion. Motion passed unanimously.

Joe Ellis asked Cindy Wilson if she was bonded the answer was no, Lou Britton stated she would need to be bonded.

Lacy Romig and Cindy Wilson will evaluate the bank accounts and make the initial investment.

Budget - Kemper was unable to attend due to illness

July TIF Report – Jeff Michalic will submit documentation to Vermillion County Auditor.

Underground Storage Tank Audit was completed. A new vendor was found to perform cathodic testing. Chad Harris to write a letter to IDEM confirming the testing is complete.

Lead line Audit – HWC to assist with Lead Line Audit. HWC also has information to validate Water Loss Audit.

Water Tower cleaning was postponed by the company due to an emergency. Rescheduled for July 17th. IDEM was contacted about supplying water to Newport Pallet, HWC is working on the engineering proposal that needs to be submitted to IDEM. IDEM will make a decision after they receive proposal. IDEM would also like an update on the plans for the Agreed Order, HWC had initially submitted engineering design to the Rise a few years ago.

A valve needs to be replaced in the reservoir, the new valve would be a redesign for easier shut off ability. Dave Marietta made a motion to replace the valve at the reservoir. Tom Milligan second the motion. Motion passed unanimously.

Roof on the Ranney Well is complete.

Bids on Gates – Chad Harris would need direction on the appearance of the North Entrance. Chad Harris will send options to the board to look at. Jeff Michalic would like tubular steel for the gates and board agreed black fencing would have a better appearance. Neutral colors to the gatehouse, a color scheme to coordinate with the Shell Building. Wrap windows with Logo. Chad Harris to get designs to choose from.

Business Council Meeting – Dave Marietta and Tom Milligan attended the Tenant Council Meeting hosted by Scott Pet. TJ Clinkenbeard (Scott Pet) and Adam Winland (Newport Pallet) were present. Items discussed were metal on roads dropping from trucks, road improvement and gate access. The meeting was informative and more meetings will be scheduled in the future. The Vermillion Rise Facebook page was discussed. Jeff Michalic will find out who the administrator is.

ESCA – Signage needed for the bat protection area and the Land Use Control areas were discussed. Joe Ellis stated Vermillion County Highway may be able to help. Mr. Ellis will speak to Vermillion County Commissioners about the project. Chad Harris will check the amount of the budget for the project. There would be approximately 500 signs that would need to be installed. Clearing areas for the signage was also discussed.

Office Building – Jeff Michalic will send the building appraisals to board members. No decision on office space.

Chad Harris informed the board that movers would be here July 15, 16 and 17th to move file cabinets and files to the downstairs conference room. There will be secured areas.

Building 733K Rehab – Renovation of Building 733K was discussed. No decision made.

Executive Director (Developer or Executive Director) – Dave Marietta stated the board was waiting on a bid from a developer. The board agreed they would need to discuss further before making a decision.

Other Personnel (Extra Help) – The board stated it was late in season to get extra help for mowing.

Equipment Purchase – The primary mower at the Rise needs replaced. A quote for a new Scag diesel mower from M&M Mower was \$19,799.00. Tom Milligan made a motion to purchase the mower from M&M Mower. Dave Marietta second the motion. Motion passed unanimously. Chad Harris to get a quote for a skid steer. Lease or purchase was discussed.

Red Barns – Vermillion Rise is accepting proposals for the Red Barns. Preferred Tire had expressed interest in the Red Barns previously, they will be notified that proposals are being accepted.

Mega Watts – No information

Project Colt boring bill, Dave Marietta will contact Amanda Heber about Project Colt email pertaining to the invoice. The boring that was done could be used for other clients.

Other Prospects – Marketing is ongoing.

Other Business – Dave Marietta inquired about areas to hunt by bow only. Chad Harris stated a meeting with the Open Space Committee was needed to address the request, there were also farming items to discuss. Chad Harris will find out the legality issues with the easement at the Ranney Well. No meeting was set.

Public Comment - Leonard Akers stated that Eric Jones has a news page on Facebook that the Rise could post to. Last month's minutes were sent to the Vermillion Parke on the Level page. Mr. Akers voiced concerns about the decline in population in the area. Dave Marietta stated these concerns were being addressed in multiple meetings with different agencies.

Paige and Nick Kilgore addressed the board about the Newport American Legion fundraiser to have a military mural painted on the American Legion Building. A side by side ride is planned for August 17th. They were inquiring about being able to cut through the Rise to avoid the highway. Tom Milligan and Lou Britton explained the process and insurance information. Chad Harris to email her a copy of the application. Paige would come to the July meeting to finalize the agreement. Jeff Michalic volunteered

to help with registration. Joe Ellis made a motion to donate \$3000.00 to the Newport American Legion for the mural. Lacy Romig second the motion. Motion passed unanimously.

Next Scheduled meeting is July 18, 2024 6PM
Lou Britton will be out of town but will call in.

Joe Ellis made a motion to adjourn, Lacy Romig second the motion. Motion passed unanimously.

NEWPORT CHEMICAL DEPOT REUSE AUTHORITY SPECIAL BOARD MEETING

August 5, 2024

MINUTES

The Newport Chemical Depot Reuse Authority held a Special Meeting on August 5, 2024 at 6:00 p.m. at the Vermillion Rise Maintenance Building.

Board:

Jeff Michalic
Tom Milligan
Dave Marietta

Staff:

Cindy Wilson

Visitors:

TJ Clinkenbeard

Chairman Jeff Michalic called meeting to order at 6:10 PM.

Roll Call was taken by President Jeff Michalic with members present being; Jeff Michalic, Tom Milligan, Dave Marietta.

Scott Pet Lease – Tom Milligan made a motion to approve the Scott Pet lease agreement for the Red Barn area. Dave Marietta second the motion. Motion passed unanimously.

Jeff Michalic (NeCDRA) and TJ Clinkenbeard (Scott Pet Products) signed the lease agreement.

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

NEWPORT CHEMICAL DEPOT REUSE AUTHORITY

BOARD MEETING

August 15, 2024

MINUTES

The Newport Chemical Depot Reuse Authority held its monthly meeting on Thursday August 15, 2024 at 6:00 p.m. at the Cayuga Community Center - Cayuga, IN.

Board:

Jeff Michalic
Tom Milligan
Lacy Romig
Dave Marietta
Joe Ellis

Staff:

Chad Harris
Cindy Wilson
Lou Britton, Attorney

Visitors:

Leonard Akers
Adam Winland
Mike Hamilton
Chase Murray
Jon Vaughn
Bill Rennels

President Jeff Michalic called meeting to order at 6:16 PM.

Roll Call was taken by President Jeff Michalic with members present being; Jeff Michalic, Tom Milligan, Lacy Romig, Dave Marietta, and Joe Ellis.

July 18th and August 5, 2024 Minutes were distributed to the board out. Dave Marietta made a motion to accept the minutes as written. Tom Milligan second the motion. Motion passed unanimously.

July 2024 Claims and Financials were reviewed by the board. Tom Milligan commented about the claim for SOCO Management Group this claim was for work associated with the underground storage tank at the wastewater facility. The board agreed to have Chad Harris investigate taking the tank out and put in an above ground tank. Tom Milligan made a motion to accept the claims and Financials Dave Marietta Second the motion. Motion passed unanimously.

President Jeff Michalic signed the application for the Trust Indiana Fund. Cindy Wilson still needs to be added to the checking account. Chase Murray from Kemper CPA asked the board about preparing a budget for next year. Board agreed to proceed. Mr. Murray informed the board the water rates were to increase again September 1st.

Water Loss Audit has been completed. Lead Line Audit is ongoing. HWC should have generator cost estimate next week. Valves in the reservoir have been repaired. Still have a leak north of reservoir. Chad Harris suggested hiring a contractor to dig it up and repair it. Board agreed.

Water Tower Inspection - Lou Britton sent a letter to first contractor to clean water tower voiding the contract. Contractor did not show up 2 times. Joe Ellis made a motion to proceed with new contractor, Dave Marietta second the motion. Motion passed unanimously.

Ranney Well's needed repairs includes having contractor to inspect for safety of floor. Chad Harris will contact a company to have an inspection done.

A new Sewer Ordinance with the Vermillion County Jail was discussed. Lou Britton to draft a new ordinance with the Jail for review.

Scott Pet Lease – An Amendment to the lease signed on August 5, 2024 with Scott Pet to include additional area. Tom Milligan made a motion to sign the revised lease, Lacy Romig second the motion. Motion passed unanimously.

Gate House – Trade Master will start on gate house as soon as the materials arrive. Jeff Michalic signed the contract to proceed. The quote was approved at the last meeting.

Terracon – New contract with Terracon is needed for the Long Term Monitoring. Dave Marietta made a motion to approve the 2 year contract with Terracon. Tom Milligan second the motion. Motion passed unanimously.

Website – The board discussed updating the website.

ESCA Signage – Vermillion County will still the Rise with signage placement. Joe Ellis stated a powered post driver may need to be purchased. An agreement should be ready next month.

Office Building – Ongoing

Move from Building 7700 – Paperwork from the 2nd floor was moved to the 1st floor conference room. Paperwork in the basement still needs to be moved.

Executive Director – Waiting on inquiries from Bob Grewe while attending the Indiana Economic Development Conference.

UTV Ride – August 17th will be a side by side ride through the Rise sponsored by Newport American Legion. Jeff Michalic will help at sign in at Newport. Chad Harris to lead them on a predetermined course. Dave Marietta will be at the end.

Mega Watt – Ongoing

Project Colt – Lou Britton will send letter for compensation for boring expense.

Other Prospects – Continue to work with potential prospects

Other Business – Gates are currently are inoperable. Board agreed to repair gate temporarily. Speed bumps will be added to slow traffic down.

Public Comment – Leonard Akers stated that no access to property makes it unattractive for business. Mr. Akers also asked about the frontage area.

Adam Winland stated Newport Pallet has shut down its saw mill operation and laid off 15 employees. The recycle area is still working.

No date for September meeting was set.

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

NEWPORT CHEMICAL DEPOT REUSE AUTHORITY

SPECIAL BOARD MEETING

September 14, 2024

MINUTES

The Newport Chemical Depot Reuse Authority held Special Meeting September 14, 2024 at 10:00 a.m. at the Cayuga Community Center - Cayuga, IN.

Board:

Jeff Michalic
Tom Milligan
Dave Marietta
Joe Ellis

Staff:

Cindy Wilson
Lou Britton, Attorney (Remotely)

Visitors:

Leonard Akers
Mike Hamilton

President Jeff Michalic called meeting to order at 10:34 AM.

Roll Call was taken by President Jeff Michalic with members present being; Jeff Michalic, Tom Milligan, Dave Marietta, and Joe Ellis. Lacy Romig did not attend.

Executive Director – Board members have received inquiries from 2 candidates for the Executive Director position. The board will send invitations to the candidates for interviews.

Rocky Mountain Project – Discussions on tax abatement for a prospect inquiring about locating to the Rise. Dave Marietta made a motion to present the company with the Tax Abatement Package. Tom Milligan second the motion. Motion passed unanimously.

Project Colt (boring bill) – Tom Milligan made a motion not to pursue payment for the boring invoice since there was some miscommunication. Dave Marietta second the motion. Motion passed unanimously.

Mega Watt – The board discussed the noise levels the company would generate. At the property line it would be 60 decibels. A Sound Dampening Agreement would be presented to the company. Board members decided to visit the company's other site on September 24th before making a decision.

Public Comment – Mike Hamilton discussed the Gate House, board will address the issue at the next meeting.

Next Meeting will be Thursday, September 19, 2024 at 6:00PM.

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

NEWPORT CHEMICAL DEPOT REUSE AUTHORITY

BOARD MEETING

October 1, 2024

MINUTES

The Newport Chemical Depot Reuse Authority held its monthly meeting on Tuesday October 1, 2024 at 6:00 p.m. at the Cayuga Community Center - Cayuga, IN.

Board:

Jeff Michalic
Tom Milligan
Dave Marietta
Joe Ellis

Staff:

Chad Harris
Cindy Wilson

Visitors:

Leonard Akers
Adam Winland
Mike Hamilton
Dave Duba, GAI Energy
Chad Everts, GAI Energy

President Jeff Michalic called meeting to order at 6:05PM.

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

August 15th and September 14, 2024 Minutes were distributed to the board. Tom Milligan made a motion to accept the minutes as written. Dave Marietta second the motion. Motion passed unanimously.

August 2024 Claims and Financials were reviewed by the board. Dave Marietta made a motion to accept the Claims and Financials for August 2024. Tom Milligan second the motion. Motion passed unanimously.

Investing Process (Trust Indiana) – Jeff Michalic and Cindy Wilson will go to the bank on Thursday October 3, 2024, to add Cindy Wilson to the checking account. This was approved in the June 2024 meeting.

Budget – Kemper CPA is working on a budget for 2025.

There are several repayment deadlines in 2025.

Lead Audit – Ongoing, deadline is October 16, 2024 for submittal.

Underground Storage Tank Removal – Chad Harris is working with Terracon for estimate and Scope of Work for bids.

Water System – HWC provided a Feasibility Study for the drinking water system. Several options for a Generator were discussed. Options to provide Newport Pallet with water and sewer were included in the study. Estimate to replace the 20 inch line with an 8 inch line from the Water Tower to Building 7700 was \$939,700.00. Estimated cost to replace the 20 inch line with 8 inch line from Water Tower to Industrial Drive and capping the existing 20 inch line at Broadway and 10th Street at an estimated cost of \$759,900.00. Board would like more time to look over the Feasibility Study from HWC.

Water Tower Cleaning – Water Tower was cleaned and is back in service.

Repairs at Ranney Well #3 – HWC will do a structure inspection.

Chad Harris will email the Vermillion County Jail about the Wastewater Agreement.

Roof on Maintenance Building – Roof on the Maintenance Shed has storm damage. Dave Marietta made a motion to temporary repair the roof and receive bids for permanent repairs. The cost of repairs would be paid by Vermillion Rise instead of filing a claim with insurance. Tom Milligan second the motion. Motion passed unanimously. Chad Harris will put together a bid package to have the roof repaired with multicolored metal.

Gate House – More damage was found during renovation. Trade Master submitted a change order for \$3450.00. Trade Master will reduce the cost by \$1000.00 for purchase of an unused copy machine at Building 7700. Total for the change order would be \$2450.00. Dave made a motion to accept the change order and let Trade Master purchase the copy machine for \$1000.00. Total additional cost \$2450.00. Tom Milligan second the motion. Motion passed unanimously.

Chad Harris would like to meet with board members about updating the budget for the Gate House Project.

PFAS Study – Ongoing.

Excavator removal – Ongoing.

ESCA – No updates

Hunting Bids – Bids were taking on a hunting area that came available. Three bids were received. The highest bid was \$4000.00. Tom Milligan made a motion to accept the high bid of \$4000.00. Dave Marietta second the motion. Motion passed unanimously.

Executive Director – The board has 2 candidates for the Executive Director position. They will be interviewing the candidates in the near future.

Rocky Mountain – Ongoing

Mega Watt – Jeff Michalic, Dave Marietta and Tom Milligan visited a facility that would like to expand to the Rise. The company would like to purchase 2 acres with no tax abatement. Dave Marietta made a motion to move forward with agreement including legal review before execution. Tom Milligan second the motion. Motion passed unanimously.

Other Projects – Ongoing

Other Business – None

Public Comment - Dave Duba with GAI Energy stated that Newport Pallet had submitted a grant for solar power at their facility. GAI Energy would also be interested in talking to the board about other places solar power could be useful at the Rise.

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

NEWPORT CHEMICAL DEPOT REUSE AUTHORITY

BOARD MEETING

October 17, 2024

MINUTES

The Newport Chemical Depot Reuse Authority held its monthly meeting on Thursday October 17, 2024 at 6:00 p.m. at the Cayuga Community Center - Cayuga, IN.

Board:

Jeff Michalic
Tom Milligan
Dave Marietta
Joe Ellis

Staff:

Chad Harris
Cindy Wilson
Scott Craig, Attorney

Visitors:

Leonard Akers
Adam Winland
Mike Hamilton
Dave Duba, GAI Energy
Bill Rennells

President Jeff Michalic called meeting to order at 6:14PM.

Roll Call was taken by President Michalic with members present being; Jeff Michalic, Tom Milligan, Dave Marietta, and Joe Ellis.

October 1, 2024 Minutes were distributed to the board. Dave Marietta made a motion to accept the minutes as written. Tom Milligan second the motion. Motion passed unanimously.

President Michalic announced that Lacy Romig resigned from the NeCDRA board. Lacy Romig was the Treasurer of the board. President Michalic opened nominations for Treasurer. Tom Milligan nominated Dave Marietta, there were no other nominations. Tom Milligan made a motion for nominations to be closed. Jeff Michalic second the motion. Motion passed unanimously. Dave Marietta will be the new Treasurer for Newport Chemical Depot Reuse Authority.

September 2024 Claims and Financials were reviewed by the board. Tom Milligan made a motion to accept the Claims and Financials for September 2024. Joe Ellis second the motion. Motion passed unanimously.

Investing Process (Trust Indiana) – Jeff Michalic and Cindy Wilson went to the bank, some details need to be worked out. Dave Marietta will need to take minutes to the bank also.

Budget – Kemper CPA is working on a budget for 2025.

There are several repayment deadlines in 2025.

Lead Audit – Has been submitted and accepted.

Underground Storage Tank Removal – Chad Harris has Scope of Work from Terracon, he will be sending packets out for quotes for removal of underground storage tank at wastewater facility.

Water System – Newport Pallet water project is ongoing. Drilling a well and other options were discussed.

Repairs at Ranney Well #3 – HWC will do a structure assessment for \$9,000.00.

Tom Milligan Made a motion for HWC to do assessment. Dave Marietta second the motion. Motion passed unanimously.

Wastewater Agreement - Chad Harris has reached out to Vermillion County Commissioner Tim Yocum about the Wastewater Agreement. Tom Milligan to follow up on the discussion.

Roof on Maintenance Building – Roof on the Maintenance Shed has storm damage. Decking on roof will not need replaced. 2 contractors would not submit bids stating it would need a roll roofing type instead of metal. Trade Masters submitted a bid for metal roof at a cost of \$56,475.00, with a 50% deposit for materials. Dave Marietta made a motion to accept the \$56,475.00 bid for the roof. Tom Milligan second the motion. Motion passed unanimously.

Gate House – The siding, roof, doors and windows are finished at the Gate House. New updates to the camera system were installed today. Next month should be quotes for the gates.

PFAS Study – Ongoing.

Website Update – Updates have been submitted.

Excavator removal – Ongoing.

ESCA – No updates.

Bird Study – 1 vehicle with 4 occupants will conduct the bird study in December 2024. Dave Marietta made a motion for the December 2024 Bird Study be conducted if proper insurance and paperwork are submitted. Tom Milligan second the motion. Motion passed unanimously.

Executive Director – Ongoing

Rocky Mountain – Ongoing

Mega Watt – Lou Britton working on the contract.

Other Projects – Discussions on Duke Energy upgrades.

Other Business – None

Public Comment – Leonard Akers asked about marketing efforts on the frontal property.

Dave Duba with GAI Energy explained some solar options that could be beneficial to the Rise.

Mike Hamilton with Trade Masters would like to upgrade Building 7700 in a Private/Public Partnership.

Mr. Hamilton will have a proposal by next meeting.

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

Next Meeting November 21, 2024 6PM

NEWPORT CHEMICAL DEPOT REUSE AUTHORITY

BOARD MEETING

November 21, 2024

MINUTES

The Newport Chemical Depot Reuse Authority held its monthly meeting on Thursday November 21, 2024 at 6:00 p.m. at the Cayuga Community Center - Cayuga, IN.

Board:

Jeff Michalic
Tom Milligan
Dave Marietta
Joe Ellis

Staff:

Chad Harris
Cindy Wilson
Lou Britton, Attorney

Visitors:

Joe Cook
Adam Winland
Mike Hamilton
Dave Duba, GAI Energy
Chad Everts

President Jeff Michalic called meeting to order at 6:18PM.

Roll Call was taken by President Michalic with members present being; Jeff Michalic, Tom Milligan, Dave Marietta, and Joe Ellis. The new board member J.P. Roehm did not attend due to previous engagement scheduled before appointed to the board.

October 17, 2024 Minutes were distributed to the board. Dave Marietta made a motion to accept the minutes as written. Tom Milligan second the motion. Motion passed unanimously.

October 2024 Claims and Financials were reviewed by the board. Tom Milligan made a motion to accept the Claims and Financials for October 2024. Dave Marietta second the motion. Motion passed unanimously.

Investing Process (Trust Indiana) – Bank needed additional signatures on the banking documents.

Budget – Kemper CPA is working on a budget for 2025.

There are several repayment deadlines in 2025.

Underground Storage Tank Removal – Ongoing

Newport Pallet Water Project – Board granted Newport Pallet a connection point for drinking water. Pending IDEM approval.

Generator – Ongoing

Repairs at Well – HWC to assess the Ranney Well on Friday November 22, 2024.

Water and Sewer Rates – Ongoing

Reservoir Bypass – Chad Harris answered IDEM inquiry about the Agreed Order requesting a meeting.

Maintenance and Shed Roof – Completed

Gate House – The board was presented with 2 bids for replacing the entry gates. B&B Fencing had a bid of \$13,686.00. Quality Fence had a bid for \$60,974.00. Differences in the amounts were discussed. Board will take under advisement. Chad Harris to investigate the difference in the bids. Discussions on filing in small claims court for truck driver that damaged the fence initially.

Excavator Removal – Lou Britton will investigate further what can be done to remove equipment.

PFAS – Proposed time frame would be August- October 2025.

Emergency Response Agreement with county – More information is needed.

Website Update – Contact information has been updated. Jeff Michalic to investigate who has administrative access to Facebook.

ESCA – Ongoing

Executive Director – Ongoing

Rocky Mountain – No new information

Mega Watt – No new information

Operation Milk – No new information

Project Meat – No new information

GAI Energy _ Board signed a Nondisclosure Agreement.

Other Business – Chad Harris stated that General Machine would like to shut down the fire suppression system in their building. The system needs upgrades and General Machine insurance does not require them to have a fire suppression system. Chad Harris will investigate if it can be shut down and preserved for future use. Board was in agreement if it did not damage the system it could be shut down.

Public Comments - Adam Winland stated Newport Pallet has bought a warehouse in Danville, IL.

There was no other business. Joe Ellis made a motion to adjourn. Dave Marietta second the motion.
Motion passed unanimously.

NEWPORT CHEMICAL DEPOT REUSE AUTHORITY

BOARD MEETING

December 19, 2024

MINUTES

The Newport Chemical Depot Reuse Authority held its monthly meeting on Thursday December 19, 2024 at 6:00 p.m. at the Cayuga Community Center - Cayuga, IN.

Board:

Jeff Michalic
Tom Milligan
Dave Marietta
Joe Ellis

Staff:

Chad Harris
Cindy Wilson
Lou Britton, Attorney

Visitors:

Leonard Akers
Adam Winland
Mike Hamilton
Dave Duba, GAI Energy
Bill Rennels

President Jeff Michalic called meeting to order at 6:21PM.

Roll Call was taken by President Michalic with members present being; Jeff Michalic, Tom Milligan, Dave Marietta, and Joe Ellis. The new board member J.P. Roehm did not attend due to previous engagement scheduled before appointed to the board.

November 21, 2024 Minutes were distributed to the board. Dave Marietta made a motion to accept the minutes as written. Tom Milligan second the motion. Motion passed unanimously.

November 2024 Claims were reviewed by the board. Tom Milligan made a motion to accept the Claims for November 2024. Dave Marietta second the motion. Motion passed unanimously. Financials for November 2024 were not available. Joe Ellis mentioned the claim for Vermillion County on the cost of upsizing the water line when the Jail was being updated.

Investing Process (Trust Indiana) – Ongoing.

Budget – Kemper CPA is working on a budget for 2025. There are several repayment deadlines in 2025.

Underground Storage Tank Removal – On hold until 2025

Reservoir Bypass – HWC and Staff had a conference call with IDEM on the reservoir bypass and providing water to Newport Pallet. Waiting for an answer.

Generator – Ongoing

Water and Sewer Rates – Ongoing.

Employee Compensation – Dave Marietta made a motion for Employee Compensation as discussed. Tom Milligan second the motion. Motion passed unanimously. No employee raises were given at this time.

Gate House – Gate House quotes were open in the November 2024 meeting and were taken under advisement. Tom Milligan made a motion to sign the quote for Double Bee Fencing at a cost of \$13,472.00 to replace the gates. Dave Marietta second the motion. Motion passed unanimously.

Demand Letter – Joe Ellis made a motion to send a Demand Letter to the company that's driver damaged the gate. Tom Milligan second the motion. Motion passed unanimously.

Excavation Removal – Discussions on how to proceed to remove an excavator owned by Mark Swingle at the property leased by Scott Pet Products. Lou Britton suggested Small Claims Court, Joe Ellis made a motion to file claim. Tom Milligan second the motion. Motion passed unanimously.

PFAS – Ongoing

Victory Race – Joe Ellis made a motion to approve the application and license for the Victory Race on April 5, 2025. Dave Marietta second the motion. Motion passed unanimously.

Emergency Response with the Vermillion County – Tabled

Executive Director – Ongoing

Rocky Mountain – Ongoing

Mega Watts – Lease Purchase Agreement was discussed. Dave Marietta made motion for Jeff Michalic to have the ability to sign Lease Purchase Agreement Electronically. Tom Milligan second the motion. Motion passed unanimously.

Operation Milk – Ongoing

Project Meat – Ongoing

GAI – Dave Duba asked the board if they would be interested in another solar project. President Michalic stated they already had a solar project and was not interested in another one at this time. Solar

backup power for the reservoir was not feasible. Mr. Duba stated LED lights in reservoir would be a cost savings.

Other Business – the Audit Agreement with Katz, Sapper, and Miller needs to be signed. Tom Milligan made a motion for Jeff Michalic and Cindy Wilson to sign the document. Dave Marietta second the motion. Motion passed unanimously. Preferred Tire lease agreement was also discussed.

Public Comment – Mike Hamilton asked the board about the Commercial Property in front of Vermillion Rise, he stated he may know a company that would be interested. The board stated it was interested in any and all prospects.

Meeting days were discussed. Due to multiple conflicts, it was decided to keep the meeting on the 3rd Thursday of the month for now. Next meeting will be January 16, 2025 at 6PM at the Cayuga Community Center.

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