

# Newport Chemical Depot Reuse Authority

## Board Meeting Minutes

March 25, 2026, 6PM

### Board Members:

Willie Wyres, President

Eddie Thompson, Vice President

Joe Ellis, Treasurer

JP Roehm

Adam Winland

### Staff:

Jerry Acy, Director

Chad Harris, Facility Manager

Cindy Wilson, Utility Manager/Bookkeeper

Lou Britton, Attorney

### Visitors:

Leonard Akers

Eric Smith, HWC

RJ Dunavan, Verm. Co. Commissioner

Bill Hartman, VTA

Phil Cox

Bill Rennels

Chris King

Josh Messmer

Jim Miller, Verm. Co. EMA/911 Director

Chase Murray, Kemper CPA

Brian Garrard, Kemper CPA

Brendan Kearns

Tony Hout

President Wyres called the meeting to order at 6:27PM.

**Approval of Minutes** – JP Roehm made a motion to approve the February 17, 2026 and the March 6, 2026 meeting minutes. Joe Ellis second the motion. Motion passed unanimously.

**Approval of Financials-** Eddie Thompson made a motion to accept the February 2026 Financial Report in its entirety. Adam Winland second the motion. Motion passed unanimously.

**New Business** – RJ Dunavan on behalf of the Reserved Deputies, requested approval for the 2026 Mushroom Hunt. Mr. Dunavan would cover the event fee of \$50. Insurance was discussed. Eddie Thompson made a motion to accept the Application for the Mushroom Hunt and Vermillion Rise would reimburse the Reserve Deputies for the cost of insurance. JP Roehm second the motion. Motion passed unanimously.

**Other Business-** Eric Smith, HWC submitted a pay request for NoggleX for upgrades to the Reservoir. Mr. Smith stated the work was satisfactory, he recommended the pay request to be approved. Adam Winland made a motion to pay NoggleX in full. Joe Ellis second the motion. Motion passed unanimously.

Eric Smith recommended approving and signing the contract with Toric Engineering for the SCADA system. A change order was also discussed regarding the Performance Bond, JP Roehm made a motion to sign agreement with Toric Engineering including the change order. Adam Winland second the motion. Motion passed unanimously. Willie Wyres signed the agreement. Bill Hartman raised concerns on the Ag Tourism sign is missing from the South Gate. The sign needs to be replaced before the Victory Run. The board was in agreement to order a new sign. Video of the course is available online. Jim Miller made a presentation on the Emergency Management safeguards during the Victory Run.

**Insurance** – Adam Winland has been researching insurance coverage at the Rise. Mr. Winland recommend for the D&O and EPLI the \$1M policy for \$5,200.00 annually. JP Roehm made a motion to purchase the policy for the \$1M in coverage for \$5,200.00 annually. Joe Ellis second the motion. Motion passed unanimously. Mr. Winland will also research property insurance for the Ranney Wells.

**IT** – Board member emails had been discussed in previous meeting. Adam Winland received a quote for an upgraded IT service for \$1,000.00 a month with Covergent, special projects would be an additional cost. Adam Winland made a motion to engage Covergent for IT services. JP Roehm second the motion. Motion passed unanimously.

**KSM Engagement Letter** – The board was presented with the engagement letter for the 2025 Financial Audit with Katz Sapper and Miller. Joe Ellis made a motion to engage KSM for the 2025 Financial Audit. Eddie Thompson second the motion. Motion passed unanimously.

**Landowner Strategy** – Jerry Acy discussed the Landowner Association, for future development the Landowner Association language would be a part of any new agreements. The board discussed engaging Barnes and Thornburg to develop a Landowner Association document implementing the common areas.

**Farm Leases** – All farm leases are due March 31, 2026.

**Well Field Study** – The board has received the Well Field Study provided by Layne. The board will take under advisement.

**Burns and McDonnell** – The board met in an Executive Session on March 24<sup>th</sup> with Burns and McDonnell to discuss future development. Burns and McDonnell have the historical knowledge referencing environmental and development challenges. The board is waiting on a proposal.

**NeCDRA Bylaws** – NeCDRA Bylaws were discussed. JP Roehm suggested in the future to address the Bylaws yearly. JP Roehm made a motion to adopt the Restated and Amended NeCDRA Bylaws. Adam Winland second the motion. Wyres, Winland, Thompson and Roehm was for the motion. Joe Ellis was against. Motion passed.

**Kemper-Budget**- The board is working with Kemper CPA to adopt a budget.

**DNR** – No updates

**Director's Report** – Jerry Acy received the invoice from the Army with a balance owed of \$1,596,952.43, this amount is payable before April 12, 2026, or more penalties will be added. Jerry Acy stated the intersection at 10<sup>th</sup> Street and Vermillion Rise Run is plagued with holes. BiState will resurface 100 foot at the intersection and rock along the roadway from Broadway to that intersection for \$17,880.00. This would be a temporary fix. Eddie Thompson made a motion to engage BiState to repair the road for \$17,880.00. Joe Ellis second the motion. Motion passed unanimously. Service Water #1 needs repairs at a cost of \$14,334.00. JP Roehm made a motion to make the repair. Adam Winland second the motion. Motion passed unanimously. INDOT has been contacted about the removal of the fence at the front of the property. Waiting on the paperwork to proceed. Jerry Acy and Chad Harris met with Vermillion County Auditor's office to make sure all the Real and Personal Property is accurate. Jeff Kelsheimer has been working on the Victory Run route. RJ Dunavan suggested the Vermillion County Highway could help clear for the Victory Run in exchange for work to a river bank. Jerry Acy and Chad Harris will work with Highway Department.

Chris King and Josh Messmer explained how the BOT Agreement can be implemented for projects.

JP Roehm left the meeting due to another engagement.

**Public Comment** – Leonard Akers stated the Bylaws should be recorded. Building 7700 had been marketed before unsuccessfully.

Brendan Kearns asked the board about a pilot program for photographers. Photographers would have access to property for a fee. Insurance was a concern. Mr. Kearns will bring back a proposal.

125 acres – Joe Ellis made a motion to purchase 2 parcels outside of Vermillion Rise property. Eddie Thompson second the motion. Ellis, Thompson, Winland and Wyres voted for the motion. Motion passed. Lou Britton will advertise for the Public Hearing.

Next Meeting April 9, 2026 6PM

Eddie Thompson made a motion to adjourn. Joe Ellis second. Motion passed unanimously.