

NEPORT CHEMICAL DEPOT REUSE AUTHORITY

SPECIAL MEETING MINUTES

May 6, 2026

Board

Willie Wyres, President
Joe Ellis, Treasurer
JP Roehm, Board member
Adam Winland, Board Member

Staff

Chad Harris, Facility Manager
Jerry Acy, Executive Director
Lou Britton, Attorney

List of Visitors available in NeCDRA Office

President Wyres called the meeting to order at 5:08PM.

RJL Solutions – JP Roehm explained the contract with RJL Solutions would include marketing, state engagement, deed issues, coordinate with Vermillion County's Economic Development, RFI's submitted through Zoom Prospector, and Public Relations. Wyres explained the breakdown of expenses. 12 month proposal with a negotiated potential for early termination. Adam Winland made a motion to accept RJL Solutions proposal with a 30 day notice of termination. JP Roehm second the motion. Joe Ellis opposed. Motion passed.

Burns & McDonnell – JP Roehm explained the board needed outside consultants to facilitate potential projects. Burns & McDonnell have resources and institutional knowledge of the facility. JP Roehm made a motion to engage Burns & McDonnell for technical consultant with 30 day termination rights. Adam Winland second the motion. Joe Ellis opposed. Motion passed.

Site Strategies LLC – In accordance with the contract with Site Strategies LLC, JP Roehm made a motion to extend the contract for 30 days with a 30 day termination right. Joe Ellis second the motion. Motion passed unanimously.

BOT – JP Roehm explained the BOT program, the appeal being quickness of projects. It does not count as an agreement but allows the NeCDRA the tools to use it. President Wyres stated it is the first step. JP Roehm made a motion to consider the engagement of the BOT program. Adam Winland second the motion. Motion passed unanimously.

Resolution 2026-2 – JP Roehm made a motion to pass Resolution 2026-2 establishing a RFIPQ Committee to include JP Roehm, Willie Wyres, Jerry Acy, and Chad Harris. Adam Winland second the motion. Motion passed unanimously.

Megawatt Contract – Jerry Acy explained Megawatt would like to terminate the purchase/lease agreement for 4 acres at the Rise. Joe Ellis made a motion to terminate the agreement and retaining 60% of the option funds. JP Roehm second the motion. Motion passed unanimously.

Cemetery Visits – Public that would like to visit the cemeteries during Memorial Day weekend, may do so Saturday thru Monday 8AM – 2PM.

TIF Resolution – Every year NeCDRA must determine if there is excess TIF Revenue, NeCDRA does not have excess TIF funds. Joe Ellis read the Resolution. JP Roehm made a motion to pass Resolution 2026-3 concerning the TIF Revenue. Adam Winland second the motion. Motion passed unanimously. Cindy Wilson will send out notices provided by Lou Britton.

Public Comment – Leonard Akers asked “What is BOT?” JP Roehm answered is stands for Build-Own-Transfer, streamlines contract process.

Nolan Mihail asked the board to clarify the RJL Solutions Agreement. President Wyres explained the agreement. Mihail asked is there still a Vermillion County Redevelopment? The answer was Yes. Mihail asked about the Burns and McDonnell agreement. JP Roehm explained they are an engineering firm used for consulting on potential projects.

Unknown Person asked if the Rise is Public Land. Lou Britton explained property was deeded to Newport Chemical Depot Reuse Authority as part of the BRAC process. State law defines the powers and duties. Reuse Authority owns title to property. The board is appointed by the Vermillion County Commissioners.

Rhonda Arrasmith asked if Megawatt and Terra Hosting was the same entity. The board answered no.

Phil Cox asked about status of DNR. President Wyres stated there are no updates. Minute approval for last month? Wyres stated they will be approved next meeting.

Leonard Akers asked if board had been to Forrest Glen. You should go.

Unknown visitor asked about the water impact. President Wyres explained there is no extreme water usage at this time. Information will be shared when available.

Rhonda Arrasmith asked if the NeCDRA Bylaws were available. Wyres explained they are public information and available. JP Roehm stated RJI Solutions will help make information more accessible.

Cemetery visits outside of Memorial Day weekend accommodations will be made.

JP Roehm made a motion to adjourn, Joe Ellis second. Motion passed unanimously.