

NEWPORT CHEMICAL DEPOT REUSE AUTHORITY

BOARD MEETING

April 9, 2026

MINUTES

The Newport Chemical Depot Reuse Authority held its monthly meeting on Thursday April 9, 2026 at 6:00 p.m. at the Cayuga Community Center - Cayuga, IN.

Board:

Willie Wyres, President
Eddie Thompson, Vice President
Joe Ellis, Treasurer
JP Roehm, Board Member
Adam Winland, Board Member

Staff:

Jerry Acy, Executive Director
Chad Harris, Facility Manager
Cindy Wilson, Utility Manager/Bookkeeper
Scott Craig, Attorney

Visitors:

Ronald Shepard	Linda Kelley	Eleanor Wesch	Rhonda Arrasmith
Julia Mongar	Mike Kelley	Chase Murray, Kemper CPA	Laura G.
Thomas Baer	Phil Cox	Nolan Mihail	
Bill Rennels	Doug Meadows	Curt Stanfield	
Shirley Downs	Danny Wesch	Gary Verkleeren	
Mark Southwick	Michelle Woods	Daniel Thompson	
Tom Swinford	Raydal Omundson	Debbie Gentrup	

President Wyres called the meeting to order at 6:00PM.

Approval of Minutes: JP Roehm made a motion to accept the March 25, 2026 meeting minutes as written. Eddie Thompson second the motion. Motion passed unanimously.

Financials: Adam Winland made a motion to accept the March 2026 Financial Report in its entirety. Eddie Thompson second the motion. Motion passed unanimously.

New Business:

Event Applications; Jerry Acy stated that Vermillion Rise had received 2 event applications:

Tire Recycle Day on May 16, 2026

Tox Away Day on June 6, 2026.

The recommendation was made to approve the events.

JP Roehm made a motion to approve both events. Joe Ellis second the motion. Motion passed unanimously.

CenterPoint Temporary Easement – Center Point requested a temporary easement to repair and replace natural gas lines. Adam Winland made a motion to accept the temporary easement subject to attorney approval. JP Roehm second the motion. Motion passed unanimously.

Other Business:

Board discussed paying off the balance to the US Army for the Newport Chemical Depot property, JP Roehm commented that the payoff would expedite marketing of the property. Mortgage restrictions would be gone. Joe Ellis made a motion to pay off the US Army in the amount of \$1,596,952.43. Eddie Thompson second the motion. Wyres, Ellis, Thompson, and Winland voted for the payoff. JP Roehm was against. Mr. Roehm has concerns about paying property off and buying property due to finances but strategically it is the right move. Motion passed. Jerry Acy will hand deliver the check April 10, 2026 to the Louisville, Kentucky office.

Executive Director Consulting Agreement: Jerry Acy has worked since November 2025 without a contract. JP Roehm made a motion to sign the Consulting Agreement with Jerry Acy. Eddie Thompson second the motion. Motion passed unanimously.

Project Heartland: Project Heartland would like to extend the current agreement for 30 days. JP Roehm made a motion to extend the existing agreement for 30 days with date correction. Eddie Thompson second the motion. Motion passed unanimously.

Burns and McDonnell: No proposal has been received.

Project Callow: Not at liberty to discuss at this time.

Scott Craig asked the board to wait until Lou Britton was back from vacation to address the Estoppel Certificate. The board agreed to table until the next meeting.

Adam Winland discussed the outdated IT equipment at the Rise. The board stated Jerry Acy has a budget for IT equipment.

Public Comment: Joe Ellis addressed the public on misinformation from an article online that referenced Vermillion Rise. The article suggested that the property was purchased and the whole property would be a data center. There were back and forth discussions with the public on data centers. Mr. Ellis explained Terra Hosting, a crypto mining facility was on 2 acres at the Rise. They do not have water. They have been in operation since August 2025. No tenants are being removed from the property. The board as a whole stated they will not engage with prospects that will take resources or make utility bills rise. Prospects will have to be a value to Vermillion County. Guardrails will be in place for all projects. Public asked about clean up after solar projects, the board stated that there was an agreement in place.

Tom Swinford, retired from DNR, explained the DNR area at the Rise. Mr. Swinford complimented they board on answering leadership questions. The Board assured him the area was intact.

Shirley Downs asked if Terra Hosting has an option to purchase the property and get water. The board stated that Terra Hosting is purchasing the property existing 2 acres. Their expansion would be within the 2 acres. Project Heartland in Vermillion County is not the same as the one in Sullivan County.

Phil Cox expressed concerns about the Public Hearing notice on April 16, 2026, he felt it was hard to understand. Mr. Cox read the 2011 agreement between the Rise and the DNR, and asked about the status of the property. JP Roehm stated the property had been surveyed. When the board has new information it will share with the public.

Rhonda Arrasmith asked Jerry Acy his role in bringing a data center to Vermillion County. Mr. Acy said his role is consultant on various projects. She voiced her concerns on the environmental effects and the rising electrical bills for consumers associated with data centers. The board is planning a trip to River Ridge on April 24, 2026 to tour their property not just the data center. Mrs. Arrasmith will email them a list of concern and question she feels they should ask. Willie Wyres told her they will be good stewards of the property.

Nolan Mihail expressed his concerns about data centers and the negative impact on areas he had lived. JP Roehm explained how the electric rates are set in Indiana.

Leonard Akers complimented the board on working together. Mr. Akers understands the NDA the board has signed. Mr. Akers also stated the board is in place at the will of the Vermillion County Commissioners.

Mike Kelley expressed concerns about the control of the water. JP Roehm explained the utilities at the Rise. Vermillion Rise would not relinquish control of the water.

Daniel Thompson asked if the Vermillion County Commissioners can override the Vermillion Rise Board. The Board answered No but they can appoint different board members with good or bad views of how the property should be used going forward.

Raydal Omundson asked who to approach if a business wanted to come to the Rise. The board answered Jerry Acy.

Linda Kelley stated after listening to comments, she trusted the board to move forward with the best interest of the county. She also asked about the Vermillion Rise website. JP Roehm explained it was being updated.

Shirley Downs thanked the board for listening to everyone's concerns.

JP Roehm made a motion to adjourn. Adam Winland second the motion. Motion passed unanimously.

Next meeting will be a Public Hearing on April 16, 2026 at 5:30PM at the Cayuga Community Center.