

NEWPORT CHEMICAL DEPOT REUSE AUTHORITY

BOARD MEETING MINUTES

June 1, 2026

Board:

William Wyres, President

Joe Ellis, Treasurer

Adam Winland, Board Member

Staff:

Jerry Acy, Executive Director

Chad Harris, Facility Manager

Cindy Wilson, Utility Manager-Bookkeeper

Lou Britton, Attorney

Visitors:

List of visitors is available at Vermillion Rise Mega Park

President Wyres called the meeting to order.

Roll Call was taken with the following members present; Willie Wyres, Joe Ellis, and Adam Winland. Eddie Thompson and JP Roehm were absent.

Approval of Minutes – Adam Winland made a motion to approve the April 16, 2026 and the May 6, 2026 meeting minutes. Joe Ellis second the motion. Motion passed unanimously.

Financials – There were no questions about the Financials. Adam Winland made a motion to approve the April 2026 Financials in its entirety. Joe Ellis second the motion. Motion passed unanimously.

Purchasing of Video Conferencing Equipment – Chad Harris explained the video conferencing equipment at the cost of \$4,706.60. Chad Harris requested a new computer for himself at the cost of \$1,950.66, his old computer would be used by Jeff Kelsheimer. Joe Ellis made a motion to purchase the video equipment and the new computer. Adam Winland second. Motion passed unanimously.

Megawatt – Megawatt decided to end the Purchase Agreement with Vermillion Rise. A negotiated amount for the termination was received.

Rufus Guy – Vermillion Rise is in the final stages of the purchase of the 2 acre tract.

Army – Vermillion Rise received the release from the Army and the document has been recorded.

INDOT Permit -Fence Removal – All necessary paperwork has been submitted to INDOT for the removal of the fencing along SR 63. Vermillion Rise is waiting for INDOT to sign the final documents.

President Wyres read a Public Statement Regarding Potential Development at Vermillion Rise

Public Comment – Various members of the public voiced their concerns about a Data Center coming to Vermillion Rise. Their concerns included water usage, noise, power usage, tax abatements, environmental and health concerns. President Wyres stated that at this time there are no contractual agreements in place for a Data Center. President Wyres stated the board understands the public's concern but there is nothing to report; there has not been any detailed negotiations at this time. Information will be shared when it becomes available.

Residence asked if an NDA has been signed, the board answered Yes we have several. Most companies will ask members to sign NDA before any negotiations start.

The board was asked if they would consider a temporary moratorium, the board answered No. President Wyres explained that the board is committed to protect the community from any environmental impact. Question was asked about the property near Bono and the Coast Guard property. Joe Ellis stated the property in Bono is for trading purposes only. To trade for property previously sold by the Rise. The Coast Guard property is adjacent to the Rise property. The Rise has expressed interest in the property.

Public comment about the size of businesses that would be appropriate for the Rise was discussed.

President Wyres stated it was the board's responsibility to evaluate every opportunity. The Rise is in control of the water, sewer, and natural gas these are all contractual items for any negotiation.

Phil Cox asked about the potential DNR area. The board stated there was no updates.

Leonard Akers discussed the frontage property.

Adam Winland made a motion to adjourn, second by Joe Ellis. Motion passed unanimously.