

NEWPORT CHEMICAL DEPOT REUSE AUTHORITY

BOARD MEETING

June 29, 2026

MINUTES

The Newport Chemical Depot Reuse Authority held its monthly meeting on Monday June 29, 2026 at 6:00 p.m. at the Cayuga Community Center - Cayuga, IN.

Board:

Willie Wyres
Joe Ellis
JP Roehm
Adam Winland

Staff:

Chad Harris
Cindy Wilson
Lou Britton, Attorney

Visitors:

Visitor list at Vermillion Rise Mega Park

President Willie Wyres called meeting to order at 6:122PM.

Roll Call was taken by President Wyres with members present being; Willie Wyres, JP Roehm, Joe Ellis, and Adam Winland.

The board reviewed the minutes from the June 1, 2026 meeting. Adam Winland made a motion to accept the minutes as written. Joe Ellis second the motion. Motion passed unanimously.

Financials, Claims, and Trust Indiana Statement for May 2026 was presented to the board. JP Roehm made a motion to pass the May 2026 Claims, Financials, and Trust Indiana Statement. Adam Winland second the motion. Motion passed unanimously.

ESCA Administrator – The board agreed that Joe Ellis would be the ESCA Administrator. Mr. Ellis would need to create an online account. President Wyres will sign document and Lou Britton will notarize.

Project Greenfall – Project Greenfall requested more time for the Access Agreement with the Rise. JP Roehm made a motion amending the First Amendment to the Access Agreement to include a 60 day extension. Adam Winland second the motion. Motion passed unanimously.

Project Heartland – JP Roehm made a motion to table at this time. Adam Winland second the motion. Motion passed unanimously.

Resolution – Resolution 2026-4, would authorize President Wyres to sign closing documentation for Rufus Guy, which involves 2.8 acres that Terra Hosting occupies. JP Roehm made a motion to pass Resolution 2026-4. Adam Winland second the motion. Motion passed unanimously. No expansions. Contractual energy use.

Authorize BOT Process for Bunkers – Discussions about removal of Bunkers which may be eligible for ESCA funding. Lou Britton suggested a longer time frame for proposals. JP Roehm made a motion to table until Jerry Agy can make adjustments. Adam Winland second the motion. Motion passed unanimously.

Service Water #1 motor – Adam Winland made a motion to purchase a new motor for Service Water #1 pump at the reservoir. Joe Ellis second the motion. Motion passed unanimously.

INDOT Permit – Vermillion Rise received the formal letter and permit to remove the fence along SR 63. The removal may be done in house.

Eric Smith, HWC Engineering will check with INDOT on the approach to the Rise, since they are repairing SR 63.

Public Comment:

Individual asked about the Service Water pump. The board informed them, it runs 24/7 for pressure for fire water, and the pump was designed that way when Army was here.

Question – Is Project Greenfall and Callow LLC the same company. The board stated it was and they are doing their due diligence at the property. How many acres? 1,300

The Purchase agreement stage is when power, water, tax abatements, etc. are discussed.

President Wyres explained what NDA's and due diligence means to the Rise and any prospective clients. Indiana Economic Development Council will not send potential leads unless properties are willing to sign an NDA.

Commissioners Peebles stated that the Reuse board is under Indiana State Code and appointed by the Commissioners. They are doing what they are appointed to do. "I stand by them".

Stephanie Simpson asked about the property in Bono that Rise purchased. It was explained it is for a land swap, so the Rise can acquire land back that it had previously sold. It is not for a DATA Center.

Bill Rennells also commented on the NDA and insider trading laws.

Leonard Akers expressed the need for a new traffic count on SR 63.

Phil Cox asked about the status of the potential DNR property. No updates at this time.

Joe Ellis explained the Bat Habitat areas.

Shirley Downs thanked the board for pursuing environmental issues.

President Wyres stated again that the board will protect resources in Vermillion County. Any company coming to the Rise will have to be an asset to the County.

Water Issues were also discussed.

Questions were asked about past minutes. They can be viewed on the Vermillion Rise website. The website is getting updated, should be finished by fall.

Individual asked about agendas being available before the meeting. President Wyres stated the meeting notices are available 48 hours in advance. It is difficult at times for the board to have an agenda at that time.

Next meeting July 30, 2026 at 6PM at the Cayuga Community Center.

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