

DANVILLE REDEVELOPMENT COMMISSION MINUTES
October 8th, 2025
5:30 PM

Members' Present: Ben Comer, David Glover, Tim McRoberts, Tracey Shafer, Matt Steward, Kelly DiBenedetto
Members Absent: Brad Legan
Staff Present: Lesa Ternet, Mark Morgan, Brittany Mays
Guests: D. Potter, M. Chatham
Legal: Adam Steuerwald

A quorum was established, and the meeting was called to order by B. Comer.

D. Glover made a motion to approve August 13th, 2025, minutes. T. McRoberts seconded the motion. Motion carried 5-0.

M. Steward made a motion to approve September 3rd, 2025, minutes. T. McRoberts seconded the motion. Motion carried 5-0.

Old Business: None

New Business:

- **Chamber of Commerce Representative to the RDC as an Ex-Officio Member**

B. Comer welcomed Kelly DiBenedetto, Executive Director of the Danville Chamber of Commerce, as the newest member of the Redevelopment Commission.

Invoices:

- **Barnes & Thornburg**

The August invoice was in the amount of \$2,142.00. D. Glover made a motion to approve. M. Steward seconded the motion. Motion carried 5-0.

Items for Discussion:

- **Economic Development On-Call Agreement – Ben Comer**

B. Comer stated the Redevelopment Commission was under contract with HWC to provide economic development services on an as needed basis. He stated at the joint meeting between the Redevelopment Commission and the Town Council the Southeast Commerce Park was discussed with HWC. Comer continued to state HWC presented a proposal for the first phase. He stated he believed the proposal looked good and fit the scope of work the Commission was seeking. The Redevelopment Commission gave consensus to move forward with the proposal.

- **Lincoln Street Lighting – Mark Morgan**

M. Morgan stated the lighting on Lincoln Street was primarily requested by the school, but the Town agreed it also served as an economic development initiative. He stated he had arranged a meeting with Duke Energy and representatives from the school, and during this meeting they walked from Mackey Road to just passed Clear Creek Drive. Morgan stated it was determined that what was needed was, 8 LED roadway fixtures to be located on existing wooden poles, removal of the old pressure sodium

fixtures, 4 new LED fixtures with buried line and 25-foot black style aluminum poles, as well as another transformer on Lincoln Street. M. Morgan continued to state Duke Energy offered two options, and he was going to counter offer a third option. Option one was, no upfront cost and \$395.00/month for the life of the project. Option two was Duke Energy would provide \$22,000 upfront with \$230.00/month for the life of the project. Morgan stated his thoughts on the project were for the Town/RDC to pay for as much upfront as possible and then just pay for energy consumption.

Report of Officers, Committees, and Staff:

B. Comer stated he had been working with A. Steuerwald on the request and legal paperwork for 20 West Main. He stated so far it was moving forward, and they hadn't had any issues.

With there being no further business, the meeting was adjourned at 5:52 PM.

Ben Comer, President

David Glover, Secretary