

**DANVILLE REDEVELOPMENT COMMISSION MINUTES**  
**November 12<sup>th</sup>, 2025**  
**5:30 PM**

Members' Present: Ben Comer, David Glover, Matt Steward, Brad Legan (virtual), Kelly DiBenedetto  
Members Absent: Tracy Shafer, Tim McRoberts  
Staff Present: Lesa Ternet, Mark Morgan, Brittany Mays  
Guests: M. Chatham, Charlie Hill, Scott Perkins, Tim Foster (virtual)  
Legal: Adam Steuerwald (virtual)

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

D. Glover made a motion to approve October 8<sup>th</sup>, 2025, minutes. B. Legan seconded the motion. Motion carried 4-0.

M. Steward arrived at 5:32 PM.

**Old Business:** None

**New Business:**

- **TIF Annual Spending Plan - 2026**

T. Foster stated the spending plan was a requirement of the State, and it needed to be presented to the Town Council before December 1<sup>st</sup>. B. Comer stated there were two-line items on the spending plan, with \$50,000.00 allotted towards professional expenses and then the balance in capital expenditures. D. Glover made a motion to approve. M. Steward seconded the motion. Motion carried 5-0.

**Invoices:**

- **Barnes & Thornburg**

The October invoices were in the amount of \$3,510.50 and \$2,082.50. M. Steward made a motion to approve. D. Glover seconded the motion. Motion carried 5-0.

**Items for Discussion:**

- **Mattingly Construction - Charlie Hill, Vice President of Operations**

C. Hill introduced himself. He is the Vice President of Operations at Mattingly Construction, a commercial general contracting company.

**Report of Officers, Committees, and Staff:**

L. Ternet stated the schedule for next year was being drafted, and it would be sent to the Commission within the next month. She continued to state appointments were coming up, so if current members were still interested in serving, they needed to let staff know. Ternet stated she had reached out to T. McRoberts to see if he would be interested in sitting on the Throughfare Plan Steering Committee, but he was unable to participate, so she was looking for a representative from the Redevelopment Commission to serve on that Committee.

M. Morgan stated he wanted to let the Commission know he was still working on the street light projects with Duke Energy.

B. Comer stated HWC reached out and they have officially started the first phase of the analysis.

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

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Ben Comer, President

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David Glover, Secretary