

DANVILLE REDEVELOPMENT COMMISSION MINUTES
January 14th, 2026
5:30 PM

Members' Present:	Ben Comer, Matt Steward, Kelly DiBenedetto, Tim McRoberts
Members Absent:	Tracy Shafer, David Glover, Brad Legan
Staff Present:	Lesa Ternet, Brittany Mays
Guests:	None
Legal:	None

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

M. Steward made a motion to approve December 10th, 2025, minutes. T. McRoberts seconded the motion. Motion carried 3-0.

Election of Officers:

M. Steward made a motion to elect B. Comer for President. T. McRoberts seconded the motion. Motion carried 3-0.

T. McRoberts made a motion to elect M. Steward for Vice President. B. Comer seconded the motion. Motion carried 3-0.

B. Comer made a motion to elect T. McRoberts as Secretary. M. Steward seconded the motion. Motion carried 3-0.

Old Business: None

New Business: None

Invoices:

- **Barnes and Thornburg**

There were two invoices from Barnes and Thornburg in the amount of \$714.00 and \$238.00. T. McRoberts made a motion to approve both invoices. M. Steward seconded the motion. Motion carried 3-0.

Items for Discussion: None

Report of Officers, Committees, and Staff:

M. Steward stated that the RDC should engage its consultants to develop an intake form for any request seeking RDC participation or funding. He further noted that the intake form should be accompanied by a rubric to evaluate projects and assess their return on investment. B. Comer and K. DiBenedetto agreed that this would be a beneficial approach and an item the RDC should pursue. B. Comer subsequently tasked L. Ternet with developing a project scoring methodology for requests seeking RDC funding or assistance.

L. Ternet stated she handed out a TIF application recently to Tharp Investments regarding their property next to the Kroger shopping center. She continued to state they would be looking at constructing a roadway to connect the two commercial districts. She also stated the RDC may be receiving a request in the next few months to help with the North Alley activation.

M. Steward stated he would like to see an item on the February agenda for an update on the utility movement towards the Southeast Corridor. L. Ternet stated she would as Barry Lofton, Utility Director, and Kent Elliott with Banning Engineering to attend the next meeting for that update.

B. Comer asked L. Ternet to obtain an update from HWC. L. Ternet responded that she would contact HWC to request a status update on Task Order I under the contracted On-Call Economic Development and Planning Services and would extend an invitation for HWC to attend the next meeting.

With there being no further business, the meeting was adjourned at 5:43 PM.

Ben Comer, President

Tim McRoberts, Secretary