

DANVILLE REDEVELOPMENT COMMISSION MINUTES
February 11th, 2026
5:30 PM

Members' Present: Ben Comer, Matt Steward, Kelly DiBenedetto
Members Absent: Tracy Shafer, David Glover, Brad Legan, Tim McRoberts
Staff Present: Lesa Ternet, Brittany Mays, Barry Lofton
Guests: David Potter, Michael Chatham, Chris Hamm, Jacob Bull
Legal: Adam Steuerwald

A quorum was not established, and the meeting was called to order by B. Comer. Comer stated the meeting would continue, but all voting matters would be moved to next month's meeting.

The approval of the January 14th, 2026, minutes were moved to next month's meeting agenda.

The following items were discussed with no official action due to a lack of quorum.

Old Business: None

New Business:

- **Economic Development Task Order No. 1 – Update**

C. Hamm presented the Hendricks County Airport Area Economic Development Support Services which included maps of utilities, soil analysis, slope analysis, wetlands, floodplains, transmission lines, and historic sites and structures. B. Comer asked if parking lots or storage would be allowed within gas pipeline easements. C. Hamm stated it would depend on the company and the nature of the use.

Invoices:

- **Barnes and Thornburg**

B. Comer stated the invoices would either be moved to next month's meeting agenda or would be done via email consent.

Items for Discussion:

- **Sanitary Sewer Extension (Southeast Corridor) Update – Barry Lofton, Utilities Director**

B. Lofton gave an update on the Sanitary Sewer Extension. Lofton stated he had the full design, and all required right of way needed. He continued to state there was one piece of land that would need to be purchased, there was an appraisal on the land, and he reached out to the landowner. He stated the appraisal on the land was around \$250,000. B. Lofton stated the lift station at the county home would need to be upgraded. He also stated he would be looking for additional grants. Lofton stated the goal was to be able to service a developer when they made a commitment to build. B. Comer asked if the documents B. Lofton had on the project could be shared with HWC. Lofton agreed to send HWC the documents needed.

- **TIF Project Evaluation**

L. Ternet stated that, at the request of the previous month's meeting, she developed a proposed scoring matrix to provide the Redevelopment Commission with a more structured approach to evaluating projects as they were presented. A. Steuerwald noted that TIF financing is highly nuanced, with numerous

delivery methods and project structures, making it difficult to apply a standardized scoring matrix across comparable projects. He explained that, in light of these complexities, he and L. Ternet instead developed a TIF project evaluation framework consisting of key questions to be considered for each project. It was the consensus of the Commission to make the project evaluation part of the TIF application process.

Report of Officers, Committees, and Staff: None

With there being no further business, the meeting was adjourned at 6:29 PM.

Ben Comer, President

Tim McRoberts, Secretary