

Board of Directors Meeting Minutes
Redevelopment Commission
3rd Floor Government Center
April 21, 2026
10:00 am

1. Call to Order

Vice President Rich Boling called the meeting to order at 10:02 am.

2. Roll Call

Present: Bob Woosley, Rich Boling, Al Knable, Danny Short, Scott Whalen

Not Present: Melanie Northup

Staff Present: Nick Creevy, COO and Brenda Gray, Clerk

Board Attorney: Justin Endres

3. Approval of Minutes and Claims

Rich Boling asked for a motion to approve the minutes as prepared, from the February 17, 2026 meeting. Al Knable made the motion to approve the minutes, 2nd by Danny Short. All in favor, and the motion carries.

Rich Boling asked for a motion to approve claims as presented, Al Knable made the motion to approve the claims, Danny Short 2nd the motion. All in favor, and the motion carries.

4. Public Comment

There was no public in attendance.

5. Old Business - Mr. Woosley led the meeting once he arrived.

- a. **Novaparke: RFP** – This has been issued on the website, responses are due June 5, 2026.

IUS Space – This has been completed and the final walk-through was done on Monday April 20th; they will start utilizing the space starting on May 1, 2026.

The Root – We are currently working on a new contract with The Root for Novaparke. Mr. Woosley and Mr. Creevy had a productive meeting with them last week. They are putting together a new program. Hoping to have a contract by the May meeting.

Mr. Boling asked if Mr. Creevy had heard any results from Proper Pilots, Mr. Creevy stated that Mr. Tweet said that all is going well. Mr. Creevy is hoping they'll be attend the May, 2026 RDC Meeting and provide the Board with an update.

Mr. Boling also asked about the recycling program at the library located in Galena; they are not wanting to continue the program at that location. It has been mentioned that Novaparke may perhaps become a location for recycling. To be discussed further.

- b. **Edwardsville School** – Mr. Creevy stated that he and KPFF have walked the property and they have approved the roof repairs and signed off on this project on Monday, April 20, 2026. The assessor clarified the assessment of \$12.04 million in July, 2023. Nick Creevy stated that we are ready to take possession of the building.

Also, Mr. Creevy said that he had a meeting with the architect regarding the programming of the space. He had a meeting with the library, and trying to get set up meetings with IUS, the Sheriff, Parks Department and the Tap House.

We have a Lilly Endowment Blight application for an additional \$560,000 to pay for the construction. The READI money has been approved, but they need to finalize it, that should be done by July 1, 2026.

The architect recommended getting a construction manager on board for this project, Mr. Creevy said a BOT may be a better way to go as this is a fairly complex project. Mr. Woosley stated that would be a good idea because there would be a guaranteed maximum cost. Mr. Creevy stated that he's seeking the Board's direction and approval to begin the BOT process, if so directed.

Dr. Knable made a motion to direct Mr. Creevy to pursue the BOT for the Edwardsville School Renovation, Mr. Boling 2nd the motion. All in favor and the motion carries.

- c. **Galena Corridor Sewer Line Extension** – No update on this today. Through discussion it was decided that a meeting with the Town of Greenville should be scheduled to discuss the needs.

8. New Business

- a. **Novaparke Landscaping Quotes** – We have a quote from Grant Line Nursery for the maintenance of the median planting/landscaping and a few common area beds that need attention. Grantline Nursery, who installed the landscaping in those, submitted a quote for \$3,217.25 for once per season/year treatment/maintenance.

Mr. Woosley asked for a motion to approve the Grant Line Nursery's quote for landscaping maintenance at Novaparke. Dr. Knable moved to approve the quote for Grant Line Nursery to maintain the landscaping. Mr. Short 2nd the motion. All in favor, and the motion carries.

- b. **Quotes for Building 5 Lot – Green Lawn and Lamb's Lawn Service.** This would include treatment of weeds and reseeding. Lamb's added a mowing quote, but that cost can be left off.

Mr. Woosley asked for a motion to approve Lamb's Lawn Service at a cost of \$1200, to allow up to seven treatments as indicated in the quote.

Dr. Knable made the motion to approve Lamb's Lawn Service, Mr. Short 2nd the motion. All in favor and the motion carries.

- c. **Mitsch Farm Lease -**

Mr. Woosley asked for a motion to approve the Mitsch Farm Lease. Dr. Knable moved to approve the lease. Mr. Short 2nd the motion. All in favor, and the motion carries.

9. Adjournment


The meeting was adjourned at 10:42 am. Motion to adjourn the meeting, made by Dr. Knable, 2nd by Mr. Short. All in favor and the motion carries.

Next regular meeting will be May 19, 2026 at 10:00 a.m., unless otherwise notified.



Bob Woosley, President

Rich Boling, Vice-President



Al Knable, Member



Danny Short, Secretary



Scott Whalen, Member

Attest: 

Brenda Gray, Clerk