

**Minutes of the Regular Meeting
of the Greene County Redevelopment Commission
October 15, 2020**

The regular meeting of the Greene County Redevelopment Commission was held in the Commissioners' Room of the Greene County Courthouse on October 15, 2020 at 9:30 a.m. Present in person were John Mensch, Lori Speer, and Scott Carmichael. Present by telephone was Chris Cornelius. Absent was Gregg Roudebush and Brian Sparks. Also present were the Commission attorney Marvin Abshire, Commissioner Ed Michael, WRV Superintendent Dr. Bob Hacker, Shakamak Elementary Principal Jeff Gambill, Bloomfield Superintendent Dr. Trent Lehman, Financial Consultant Jim Higgins, and Greene County Economic Development Director Brianne Jerrels.

The meeting was opened by a pledge to the flag. The meeting was called to order by John Mensch.

Approval of the minutes of the September 17, 2020 regular meeting was tabled. John Mensch noted that even though there is a quorum, Lori Speer was absent from the September 17th meeting and will therefore need to abstain, leaving insufficient votes for approval of the minutes.

Marvin Abshire reported that three blighted properties were transferred consistent with Resolution No. 2020-01 "Greene County Redevelopment Commission Resolution Authorizing President and Secretary to Execute Blighted Property Sale Documents".

1. Lot #8 in Block Number 4 in Mary P. Humphrey's Addition located at 146 7th Street, Linton for the sum of \$500.00.
2. Lot#134 in Fairview Addition located at SW 9th Street, Linton for the sum of \$2,500.00
3. Lot #56 in Fairview Addition located at 212 S. Levy Street, Jasonville for the sum of \$500.00

A motion was made by Lori Speer and seconded by Chris Cornelius to ratify and confirm the blighted property transfers. A roll call vote was conducted, and the motion passed 3-0.

The next item of business was Scotland Meadows Marketing Discussion. Brianne Jerrels reported that she has not heard from Dr. Sue Davis, but she has been approached by a general contractor expressing interest in the properties.

John Mensch delayed discussion of scoring matrix for abatement purposes until more Commission members are physically present at a meeting.

The next item of business was approval of Payment Request 2020-07 in the sum of \$750.00. After review, a motion was made by Lori Speer and seconded by Chris Cornelius to approve the payment certification as presented. A roll call vote was conducted, and the motion passed 3-0.

John Mensch's WestGate report is summarized as follows:

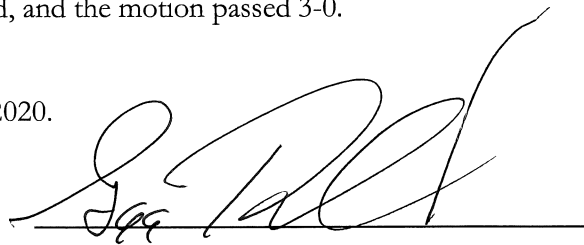
- The Master Plan for WestGate was approved, and funding is being sought for implementation of the plan. WestGate approved its portion.
- WestGate passed its 2021 budget of \$1,072,000.
- UDWI-REMC has completed an underground electric cable in the easement along the south edge of Progress Pointe and under US 231.
- A 72,000 square foot structure is being built in Martin County for ManTech. They primarily work in Cyber for NWSC Crane.
- John Mensch met with President of Defense Development at IEDC Clif Tooley, VP of Defense Development Bryan Langley and Brandi Hughes to discuss funding for WestGate. Short-term funding is the build-out of the unfinished 6,000 square feet in the Academy and long-term funding is to restore state funding for WestGate.
- President of Defense Development at IEDC Clif Tooley, Indiana Secretary of Commerce Jim Schelinger, John Mensch, and seven others visited Crane. They reportedly liked the idea of the Master Plan and the desire to find funding.
- Sherri Davis, owner of Paragon Force in Bloomfield and WestGate, was named the "Small Business Person of the Year".
- A one-page hand-out which is attached hereto and made a part hereof was given to the Secretary of Commerce and General Tooley in efforts to increase funding for WestGate.

Marvin Abshire reported that an invitation to attend the meeting was sent to stake holders and governing bodies who have an interest in the TIF District designated as “Greene County Economic Development Area No. 1”. Three school district representatives attended the meeting; WRV Superintendent Dr. Bob Hacker, Shakamak Elementary Principal Jeff Gambill, and Bloomfield Superintendent Dr. Trent Lehman. The annual presentation by Marvin Abshire commenced at 10:00 a.m. which addressed the Commission’s budget with respect to allocated property tax proceeds; long-term plans for the allocation area; and the impact on each of the taxing units. The Commission’s financial advisor, Jim Higgins from London Witte CPA’s and Advisors, answered substantial questions regarding the impact of circuit breakers on the schools.

In other business, John Mensch mentioned that the Mid-State Corridor has five routes left that they are considering. John Mensch believes that “Route P” that will make 231 from Loogootee a four-lane highway would benefit Greene County, WestGate, and Crane. A decision likely will not be made until 2021. Brianne Jerrels is working on a letter of support for “Route P”. John Mensch encouraged the board and schools to provide letters of support for this route.

There being no further business, a motion was made by Lori Speer and seconded by Chris Cornelius to adjourn. A roll call vote was conducted, and the motion passed 3-0.

APPROVED this 19th day of November, 2020.

A handwritten signature in black ink, appearing to read 'Gregg Roudebush', is written over a horizontal line.

Gregg Roudebush, Secretary



7.8X Return on Investment for Hoosier Tax Payers Since 2006.

WestGate turned incremental investments of income tax capture totaling \$15M into \$25M in direct investment which attracted an additional \$117M in public/private investment and 875 jobs with average salary of \$77K.

To continue, the WestGate CTP needs its funding increased.

| Taxpayer's Return on Investment | Necessity of Continued Funding |
|----------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|
| 875 jobs with \$67M annual payroll, an average salary of \$77K | Crane growing by 500 over 4 years; expecting 200 contractor jobs that we want in Indiana |
| 18 new structures, 372K sqft of work space (7.8X ROI) | Growth demand infrastructure for 4 more buildings, requires minimum \$2M |
| 54 tenants at WestGate; 26 are Hoosier owned with 294 employees | WestGate helps secure Crane's future in next BRAC |
| 84 new business startups supported by Purdue Foundry, WestGate | Contract with Purdue unsustainable after 12/2021 with current funding levels |
| WestGate supports Crane's missions, maximizing the value of Crane remaining in Indiana | Continued growth of in-state economic development |