

**Minutes of the Regular Meeting
of the Greene County Redevelopment Commission
November 19, 2020**

The regular meeting of the Greene County Redevelopment Commission was held in the Commissioners' Room of the Greene County Courthouse on November 19, 2020 at 9:30 a.m. Present in person were John Mensch, Lori Speer, Chris Cornelius, Gregg Roudebush, Brian Sparks, and Scott Carmichael. Also present were the Commission attorney Marvin Abshire, Commissioners Ed Michael and Rick Graves, Greene County Economic Development Director Brianne Jerrels, and Barnes & Thornburg attorney Richard Starkey.

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

The first item of business was review and approval of the minutes of the September 17, 2020 regular meeting. A motion was made by Brian Sparks and seconded by Chris Cornelius to waive the reading and approve the minutes as presented. The motion passed 3-0. Lori Speer and Gregg Roudebush abstained for the reason they were not present at that meeting.

The next item of business was review and approval of the minutes of the October 15, 2020 regular meeting. A motion was made by Chris Cornelius and seconded by Lori Speer to waive the reading and approve the minutes as presented. The motion passed 3-0. Gregg Roudebush and Brian Sparks abstained for the reason they were not present at that meeting.

Marvin Abshire reported that two 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. Part of Lot #11 in Bishop A. Rose's Addition and Lot #12 in Bishop A. Rose's Addition located at 140 E Street SW, Linton for the sum of \$1,500.00
2. Lots #11 and #12 in Terhune Place located at 310 2nd Street SW, Linton for the sum of \$1,500.00

A motion was made by Gregg Roudebush and seconded by Lori Speer to ratify and confirm the blighted property transfers. The motion passed unanimously.

The next item of business was a pending Blighted Property transfer. Marvin Abshire informed the Commission that the Greene County Commissioners have negotiated another property buyback. The property is titled to Greene County, Indiana Department of Redevelopment and is identified as Lot #17 in South Linton, State Road 59; Parcel 28-06-26-222-036.000-017. The purchase price of \$500.00 comes back to the county itself and not Redevelopment. A motion was made by Gregg Roudebush and seconded by Chris Cornelius to approve the sale. The motion passed unanimously.

The Commission Attorney presented a "Fourth Amendment to Sub-Lease Agreement between Greene County, Indiana, by and through its Department of Redevelopment and the Greene County Regional Sewer District". The terms of the two-year Sub-Lease provide for the assumption of the Commission of certain costs and expenses of the District for an additional two years, terminating on December 31, 2022. Gregg Roudebush believes the Sewer District should consider raising their commercial rates. Marvin Abshire reported that the Sewer District meeting held immediately preceding this meeting, did address a recent commercial property ERU increase based on usage and that they anticipate adding another commercial business that is currently under construction, however, these increases will not cover the shortfall of the Sewer District. A motion was made by Gregg Roudebush and seconded by Brian Sparks to approve the Fourth Amendment to Sub-Lease Agreement incorporated by reference. The motion passed unanimously. A second motion was made by Lori Speer and seconded by Chris Cornelius to amend said Sub-Lease Agreement to correct two dates from 2020 to 2021. The motion passed unanimously.

Commission Attorney presented Resolution 2020-03, "Resolution of the Greene County Redevelopment Commission Ratifying Determination of Need to Capture Tax Increment Revenues". A motion was made by Lori Speer and seconded by Chris Cornelius to pass the Resolution. The motion passed unanimously.

The next item of business was discussion of refunding/refinancing the Redevelopment Authority's 2013 Bonds due to the plummeting interest rates. Barnes & Thornburg attorney Rich Starkey explained that the Redevelopment Commission has a lease with the Redevelopment Authority and that the county can save approximately \$810,306.00 in net present value including all issuance costs by refinancing the Greene County Redevelopment Authority's Lease Rental Revenue Bonds, Series 2013. This refinance does not extend the term of the loan. Commission Attorney Marvin Abshire presented Resolution 2020-04, "Resolution of the Greene County Redevelopment Commission Authorizing the Execution of an Addendum to a Certain Lease Agreement Between the Greene County Redevelopment Authority and the Greene County Redevelopment Commission, the Issuance of Bonds in Connection Therewith, and Approving Certain Matters Related Thereto". This Resolution supports the Redevelopment Authority's action to refinance the Greene County Redevelopment Authority Lease Rental Revenue Bonds, Series 2013. A motion was made by Gregg Roudebush and seconded by Lori Speer to pass the Resolution. The motion passed unanimously.

Commission Attorney Marvin Abshire presented an engagement letter from Stifel, Nicolaus & Company, Incorporated ("Stifel") as the underwriter/placement agent for refinancing the Greene County Redevelopment Authority's Lease Rental Revenue Bonds, Series 2013. A motion was made by Gregg Roudebush and seconded by Brian Sparks to approve the engagement letter with Stifel. The motion passed unanimously.

The next item of business was a combination of Scotland Meadows Marketing Discussion and Greene County Economic Development Commission report. Brianne Jerrels reported that she and John Mensch have been working on housing development. They met with a potential developer and showed the Lohkamp property, Progress Pointe, and Scotland Meadows properties. The potential developer determined that Scotland Meadows was "too industrial" and that they are more interested in development at the edge of Linton.

Brianne Jerrels has had more interest in the Scotland Meadows property, but no action has occurred yet.

Brianne Jerrels reported that leads from state require spec buildings to attract more projects. A master plan with virtual buildings is an alternative to identify vision and potential future use. These master plans are more cost effective than a spec building. Brianne Jerrells further reported that there

is a grant that is specifically tied to a population attraction incentive program, which could be tied to the cost of a new residents purchasing a new home in Greene County. Radius has a grant program which Daviess County participates in with matching monies.

Brianne Jerrels reported that strategic plan is complete and will be shared with all.

The next item of business was approval of Payment Request 2020-08 in the sum of \$603.50. After review, a motion was made by Gregg Roudebush and seconded by Chris Cornelius to approve the payment certification as presented. The motion passed unanimously.

For the next item of business, Marvin Abshire presented to the Commission a Farm Lease Agreement by and between County of Greene, Indiana, Department of Redevelopment and James Melton for the year 2021. Pursuant to the terms of the Agreement, James Melton will pay as cash rent the sum of \$130.00 per acre for tillable portions of certain real estate in Daviess and Greene County. A motion was made by Brian Sparks and seconded by Lori Speer to approve the Farm Lease Agreement incorporated by reference. The motion passed unanimously.

John Mensch's WestGate report is summarized as follows:

1. ManTech is constructing a 72,000 square foot building that will eventually house as many as 100 employees in Martin County behind the SAIC building.
2. WestGate continues to seek an EDA grant to expand the Academy to a second 40,000 square foot building.
3. Tech Park funding is still in jeopardy.
4. WestGate Authority is working to approve a Government Services Administration (GSA) contract for Crane to put people outside the base. GSA is looking at the Academy and would like to enter into a ten-year lease term, with a five-year extension, for a space of 12,000 to 16,000 square feet.

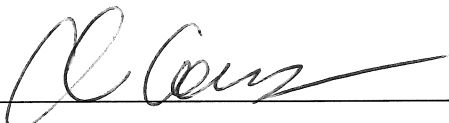
The next item of business was the meeting schedule for 2021. A motion was made by Gregg Roudebush and seconded by Chris Cornelius to continue the same meeting schedule for the year 2021 which is the third Thursday of each month at 9:30 a.m. The motion passed unanimously.

In other business, several matters were discussed:

1. John Mensch wondered if the Commission should consider virtual meetings. Lori Speer recommends following the Health Department and Governor guidelines.
2. Lori Speer questioned why the county doesn't mow the Scotland Meadows and Progress Pointe properties owned by the Redevelopment Commission. Rick Graves stated that the county highway department could mow the sides of roadways, although they have all the mowing they can handle and they do not have the equipment to brush hog.
3. Rick Graves noted that he would highly recommend that the Redevelopment Commission sell the property in Daviess County.

There being no further business, a motion was made by Gregg Roudebush and seconded by Lori Speer to adjourn. The motion passed unanimously.

APPROVED this 21st day of January, 2021.



Chris Cornelius, Secretary