

**Minutes of the Regular Meeting  
of the Greene County Redevelopment Commission  
March 18, 2021**

The regular meeting of the Greene County Redevelopment Commission was held in the Commissioners' Room of the Greene County Courthouse on March 18, 2021 at 9:30 a.m. Present in person were John Mensch, Chris Cornelius, Gregg Roudebush, Scott Carmichael, and Kristi Hartzburg. Also present in person were Commission attorney Marvin Abshire, Greene County Economic Development Director Brianne Jerrels, Commissioner Rick Graves, John Coleman, WRV Superintendent Dr. Bob Hacker, and WRV High School Principal Doug Lewis.

The meeting opened with 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 February 18, 2021 regular meeting. A motion was made by Gregg Roudebush and seconded by Chris Cornelius to waive the reading and approve the minutes as presented. The motion passed unanimously.

Payment Certification 2021-01 was presented in the sum of \$1,000.00. A motion was made by Gregg Roudebush and seconded by Scott Carmichael to approve the payment certification as presented. The motion passed unanimously.

Marvin Abshire presented a revised scoring matrix for abatement purposes. The purpose of the matrix or scorecard is to provide a tool that offers consistency, predictability, and pattern for consideration of abatement requests. A motion was made by Gregg Roudebush and seconded by Scott Carmichael to approve the "Greene County, Indiana, Tax Abatement Scoring Matrix" as presented for recommendation to the Greene County Council. The motion passed unanimously.

Economic Development Corporation Director Brianne Jerrels expressed her appreciation for the Commissions' work on having a scoring matrix in place. Brianne Jerrels reported that EDC continues to work on increasing housing. Two local developers have been looking into housing

projects, one as infill development. There are 42 home sales pending in Greene County. We should have three times that amount. A housing study encouraged construction of 450 homes by 2030. More housing will attract population, retail, and broadband.

Brianne Jerrels further reported that Greene County's new logo is on rollout. Logan Wade is helping with rollout and helps keep logo consistent. They are also working on signage with INDOT.

John Mensch's WestGate report is summarized as follows:

1. Future funding of the WestGate Authority remains a major concern. House bills 1454 and 1218 both died in the House. Matt Craig's white paper, Indiana Defense Ecosystem Accelerator (IDEA) Program, for increased funding to Certified Tech Parks (CTP's) performing defense work did not gain approval by the Governor's office. Senate Bill 0213 remains alive and should pass out of the Senate. It provides increasing CTP funding from \$100,000 per CTP per year to \$250,000 per CTP per year. WestGate consists of three CTP's held together by an Interlocal Agreement between the three counties.
2. Senate Bill 0213 and rental revenues at the Academy will impact the renewal of the Purdue Research Foundation contract which expires December 31, 2021.
3. The University Financing Foundation, Inc. (TUFF), retained to implement the Master Plan, recently met with John Mensch which included a driving tour of WestGate, Scotland Meadows, Progress Pointe, and Carl Lohkamp's property. TUFF also met with the three LEDO's separately; met with Dale Ankrom; and visited NSA Crane.
4. The WestGate Master Plan calls for the initial implementation to be around the WestGate Academy and at Progress Pointe. Tina Peterson, President of ROI, made a presentation to the WestGate Authority on the Master Plan at its March 9<sup>th</sup> meeting.
5. WestGate received the first inquiry from the Economic Development Administration (EDA) about NSWC Crane's HR Department relocating to the WestGate Academy.
6. Booze Allen Hamilton, a tenant contractor, has requested a substantial sign be placed outside the Academy with their name on it. The WestGate Authority governance committee will determine if it is feasible.
7. Senator Todd Young's representative, Ashley Davis, visited WestGate. The Senator is sponsoring a bill for financial support for Tech Parks recommending a \$10B budget over 5 years.

Each consortium must include an institute of higher education, local and state government representatives and an economic development organization. If passed, this bill may be difficult for WestGate due to fund matching at the rates of 10% to 25% over a 4-year life cycle of the grant.

8. John Mensch met with Madison Township Trustee from Daviess County regarding a proposed fire district.
9. On March 29, 2021, John Mensch will meet with Technical Director of NSWC Crane, Dr. Angie Lewis and Captain McKay to discuss the NSWC/WestGate relationship and common goals.


In other business, Dr. Bob Hacker wanted to confirm that there is no plan to TIF solar farm projects that are currently in motion. John Mensch confirmed that there are no plans. Dr. Bob Hacker mentioned that when it was discovered that the assessed rates were too low on the Bunge plant that an audit was to be conducted. He questioned whether the audit report was complete and if it is available to the public. Marvin Abshire reported that his recollection is that an audit has been completed by London Witte. The Commission advised that all information is public.

John Coleman posed questions and concerns regarding TIF properties' assessed value, base value, and particularly, the incremental value which is what Redevelopment is paid from. Marvin Abshire believes these matters will be addressed as a part of the annual TIF neutralization calculations prepared by Redevelopment's advisors at London Witte. The impact of the incorrectly valued base is that the taxpayers in the district paid slightly more than they might have otherwise because greater assessed value was incorrectly included in the tax calculation. The only adjustment due on this kind of error, if any, is to the taxpayers themselves and not to the school system. Redevelopment's financial advisor has recommended that this be corrected going forward and that no attempt be made regarding reimbursement of the taxpayers, who would benefit to the tune of a few pennies to a few dollars, versus a significant cost to the county in tabulating and making refunds to taxpayers, a laborious and burdensome process that is rarely undertaken in any county when such errors surface. Rick Graves believes that the properties found to be incorrectly identified as having an increment capture have been corrected for pay 2021. London Witte looked at every parcel in the TIF districts. Rick Graves further reported that the Assessor is working on getting the properties updated.

Dr. Bob Hacker had a final inquiry. He stated that at a prior meeting, it was mentioned that London Witte would provide TIF education and invite the superintendents and educate those in attendance on TIF districts. Dr. Hacker asked if this has been done. John Mensch reported that it has not.

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

APPROVED this 15th day of April, 2021.



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Chris Cornelius, Secretary