

**Minutes of the Regular Meeting
of the Greene County Redevelopment Commission
April 15, 2021**

The regular meeting of the Greene County Redevelopment Commission was held in the Commissioners' Room of the Greene County Courthouse on April 15, 2021 at 9:30 a.m. Present were John Mensch, Chris Cornelius, Gregg Roudebush, Scott Carmichael, and Kristi Hartzburg. Also present were Commission attorney Marvin Abshire, Greene County Economic Development Director Brianne Jerrels, Commissioners Ed Michael and Rick Graves, WRV Superintendent Dr. Bob Hacker, Financial Consultant Jim Higgins, and UDWI REMC Shane Smith.

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 March 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.

The next item of business was the annual presentation to governing bodies of taxing units. 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". The annual presentation by Marvin Abshire commenced at 9:34 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. A copy of the presentation is attached to and incorporated into these minutes.

UDWI REMC Chief Operating Officer Shane Smith shared its proposed Defense Community Infrastructure Pilot (DCIP) project to improve power-supply resiliency in the Crane/WestGate area. The primary project is the installation of a microgrid, consisting of a diesel generator, battery system, and the associated switchgear to enhance the reliability of the system. UDWI REMC needs three acres to supply the current load, future load, and parking spaces. The project is currently in the scoping

phase. John Mensch believes the microgrid will support Crane base if a power outage occurs. REMC has met with NSA Crane Community Planning Liaison Mark Dobbs. The Commission discussed donating three acres of land on the north end of the 9.4 acre tract located at 1849 E County Line Road, formerly the Koch Farm, and currently owned by the Redevelopment Authority. REMC would provide the survey and all permitting. A motion was made by Scott Carmichael and seconded by Gregg Roudebush to sign a commitment letter to donate the land if UDWI REMC is awarded the grant. The motion passed unanimously. Marvin Abshire will prepare the commitment letter on behalf of the Commission. Shane Smith added that additional letters and signatures of support from other entities would be beneficial.

Economic Development Corporation Director Brianne Jerrels reported that she met with The University Financing Foundation, Inc. (TUUFF) consultants retained to implement the WestGate Master Plan and LEDOs from Martin and Daviess Counties to discuss housing needs in the area. SIDC has drafted a housing study survey to give to Human Resources at Crane and WestGate to find out what people are looking for in housing.

Brianne Jerrels noted that attention to retail and restaurants near the interchange continues. She also noted that the hotel is currently fully occupied.

Scott Carmichael would like to see the Redevelopment Commission officially explore tax abatement for residential development. He has been conducting a study with 16 years of data and has found that school enrollment is down by more than 20%. Most of the drop has happened in the last ten years. He believes it is very realistic that enrollment could drop further based on the census data. The ages of the residents are going up, but studies reveal that the population is not getting replenished. He believes with the workplaces changing and more working from home, that housing developments and internet are now more important than ever and will ultimately help with school enrollment.

John Mensch's WestGate report is summarized as follows:

1. Funding from the state remains a major concern. The Authority is requesting that SB 0213 become a part of SB 0383 in the Senate's conference committee. It would increase funding from \$100K/CTP/year to \$250K/CTP/year.
2. John Mensch met with the new Technical Director at NSWC Crane, Dr. Angie Lewis, and Captain McKay on March 29th. It was a very positive meeting as the NSWC and WestGate


have mutual desires to collaborate in support of Crane's missions in support of National Defense.

3. The General Services Administration (GSA) contract keeps moving forward. It will bring the NSWC Crane's HR Dept. out to the WestGate Academy where they will lease 13,000 square feet of space.
4. WestGate Authority continues to work on the renewal of the Purdue Research Foundation (PRF) contract for PRF to manage the WestGate Academy and provide its numerous programs.
5. The University Financing Foundation (TUFF) constituents were at WestGate this week interviewing various tenants at WestGate and Greene County LEDO, Brianne Jerrels. TUFF keeps learning about WestGate and Crane to better implement the WestGate Master Plan.
6. Efforts continue to bring a VA Medical Clinic to WestGate.
7. Senator Todd Young's bill, SB 3832 is working its way very slowly through the Senate. It would provide grants to Tech Parks working on national defense issues.
8. Both IN-3 and Booze-Allen-Hamilton are looking to lease additional space in the WestGate Academy.

Payment Certification 2021-02 was presented in the sum of \$170.00. A motion was made by Chris Cornelius and seconded by Scott Carmichael to approve the payment certification as presented. Kristi Hartzburg abstained. The motion passed 4-0-1.

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

APPROVED this 20th day of May, 2021.


John E. Mensch, President
In absence of Chris Cornelius, Secretary

REDEVELOPMENT COMMISSION PRESENTATION OUTLINE 2021

A. NAME OF ALLOCATION AREA: *Greene County Economic Development Area No. 1*, comprised of State Road 67 & 57 Corridor, Technology Park I-69 Corridor, Wright Township Expansion, Westgate@Crane, Technology Park/I-69 Expansion, Community Building Improvements, Grant Township & Richland Township Development, Additional Land Acquisition, Eastern Greene Expansion, and second Eastern Greene Expansion

B. DATE, TIME AND PLACE OF PRESENTATION

Date of Redevelopment Commission meeting at which Presentation will occur: April 15, 2021.

Time of Presentation: 9:30 AM or as soon thereafter as the presentation is called on the agenda.

Place of Presentation: Commissioners' meeting room, third floor, Greene County courthouse

Date notice provided to taxing units: April 8, 2021

C. TAXING UNITS WITH TERRITORY IN ALLOCATION AREA

County: Greene

Townships: Township Board of Center Township, Township Board of Fairplay Township, Township Board of Jefferson Township, Township Board of Taylor Township, Township Board of Wright Township, Township Board of Grant Township,

School Corporations: Bloomfield School District School Board, Eastern Consolidated School Corporation, White River Valley School District Board of Trustees, Metropolitan School District of Shakamak School Board

Library District(s): Bloomfield-Eastern Greene County Public Library Board of Directors, Worthington Jefferson Township Public Library Board of Directors

City or Town (If Applicable): None

Other Taxing Units (If Any): Center and Jackson Township Fire Protection Territory, Switz City Fire Territory Board of Trustees, Worthington Fire Territory Board of Trustees

D. BUDGET INFORMATION FOR CALENDAR YEAR 2021

Anticipated Revenues of Allocation Area in Calendar Year 2021 From TIF Revenues: \$546,592.00

Anticipated Revenues of Allocation Area, if any, in Calendar Year 2021

From Non-TIF Revenues: \$60,148.00

Sources of Non-TIF Revenues, if any:

Ambulance service payments	\$ 4,500.00
Taylor Twp. Fire Lease	\$46,000.00
Regional Sewer District	\$ 8,448.00
Eastern Hts. Utility Pmts	\$ 1,200.00

Anticipated expenditures: \$623,878.00 various bond lease rental payments

E. REDEVELOPMENT COMMISSION'S LONG-TERM PLANS FOR ALLOCATION AREA

Anticipated Latest Termination Date of Allocation Area: twenty-five (25) years after the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues derived from the newest addition to the allocation area. That newest addition was approved in 2019 and no obligations have yet been incurred in the area.

Currently Planned Projects In or Serving Allocation Area: Currently there are no planned projects.

Possible Future Projects In or Serving Allocation Area: There are no possible future projects being planned or in detailed contemplation.

Impacts of Allocation Area on Taxing Units

Positive Impacts: The Commission undertook no projects in 2020 to have either positive or negative impact on the taxing units and currently anticipates no projects in 2021 that will have either positive or negative impact on the taxing units.

Tax Impacts, If Any: The only positive impact would result from release of any portion of the increment. As the entire increment is needed to service debt incurred and has been retained, no increment will be released.