

**Minutes of the Regular Meeting  
of the Greene County Redevelopment Commission  
May 20, 2021**

The regular meeting of the Greene County Redevelopment Commission was held in the Commissioners' Room of the Greene County Courthouse on May 20, 2021 at 9:30 a.m. Present were John Mensch, Gregg Roudebush, Scott Carmichael, and Kristi Hartzburg. Absent was Chris Cornelius. Also present were Commission attorney Marvin Abshire and Greene County Economic Development Director Brianne Jerrels.

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 April 15, 2021 regular meeting. A motion was made by Gregg Roudebush and seconded by Scott Carmichael to waive the reading and approve the minutes as presented. The motion passed unanimously.

Commission Attorney presented Resolution 2021-01, "Resolution of the Greene County Redevelopment Commission of its Determination of Need to Capture Tax Increment Revenues". The Resolution is an annual formal determination that all TIF increment is needed to service the debt obligations of the Commission and that none of the increment is available to be released back to taxpayers. A motion was made by Kristi Hartzburg and seconded by Scott Carmichael to pass the Resolution. The motion passed unanimously.

John Mensch's WestGate report is summarized as follows:

1. Funding is still a major concern. SB 213 was not read in the House and did not become a part of SB 313. It would have increased WestGate funding from \$100K/CTP/year to \$250K/CTP/year.
2. The General Services Administration (GSA) requests are moving forward to put NSWC Crane's HR Department at WestGate Academy. The move will increase WestGate's net revenues and make it easier for prospective employees to meet in person with the HR Department.

3. The Purdue Research Foundation (PRF) contract is still in play.
4. The University Financing Foundation (TUFF) has visited WestGate three times and met with various stakeholders including Brianne Jerrels. They are working to implement the WestGate Master Plan.
5. A data center is looking at WestGate. Their first interest is the unfinished 6,800 square feet in the WestGate Academy. Booze-Allen-Hamilton and CACI are also looking at the space. IN-3 has decided it does not need the space.
6. Dr. Jason Salstrom (PRF) from the WestGate Academy and John Mensch have been invited to attend a private session in the IMS Pagoda on Defense Day at the Indianapolis Motor Speedway which will be attended by people working in the National Defense arena including senior management from Crane. There will be employees of the Indiana Economic Development Corporation (IEDC) and Governor Holcomb in attendance. This provides an opportunity to discuss WestGate's funding.
7. John Mensch noted that he requested an inquiry as to where WestGate tenants reside.

Economic Development Corporation Director Brianne Jerrels' report is summarized as follows:

1. Indiana Municipal Power Agency (IMPA) is partnering with Ginovus, experts in site selection/economic development incentives. They put together a "fake lead" for her response. She will be graded and is excited to participate.
2. Brianne, along with local LEDOs, had an introductory call with RADIUS regarding a remote worker program.
3. Brianne met with TUFF consultants and verified that local LEDOs are unified and collaborating as a team for the entire Tech Park.
4. GCEDC is wrapping up the digital inclusion plan with the County Digital Advisory Team (CDAT) and will hold a public meeting on June 9th at 6:00 p.m. at the Event Center to discuss findings of survey conducted last fall.
5. Brianne viewed the recorded webinar on residential TIF districts on ROI website. It offered many great tips. She will share the link with the Commission members.
6. The SIDC housing study survey went out last week.

Next, Payment Certification 2021-03 was presented in the sum of \$900.00. A motion was made by Gregg Roudebush and seconded by Scott Carmichael to approve the payment certification as presented. Kristi Hartzburg abstained. The motion passed 3-0-1.


John Mensch noted that the Greene County Redevelopment Authority Lease Rental Revenue Refunding Bonds, Series 2021 closed on May 12<sup>th</sup>. By refunding the 2013 Redevelopment Authority Lease Rental Revenue Bonds, Series 2013, the net savings are \$711,580.51 at a savings rate of 13.376% while maintaining the same final maturity.

Gregg Roudebush questioned whether the County Council took any action on the Redevelopment Commission's proposed tax abatement scoring matrix. It was reported that they had not, but agreed it needs to get back on the Council Agenda for June.

Scott Carmichael wondered what the County Council would think about deferring property tax for a period of time on new homes. There was also discussion on whether the County Council or the Commissioners would consider using American Rescue Plan Act (ARPA) funds for rural broadband. Marvin Abshire responded that lobbying would need to be done with the Commissioners and County Council.

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

APPROVED this 17th day of June, 2021.

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Chris Cornelius, Secretary