

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

The regular meeting of the Greene County Redevelopment Commission was held in the Commissioners' Room of the Greene County Courthouse on July 15, 2021 at 9:30 a.m. Present in person were John Mensch, Chris Cornelius, Kristi Hartzburg, and Gregg Roudebush. Scott Carmichael participated by phone. Also present were Commission attorney Marvin Abshire, Greene County Economic Development Director Brianne Jerrels, Ashley Veatch, Commissioner Ed Michael, and President and CEO of Radius Indiana Jeff Quyle.

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 June 17, 2021 regular meeting. A motion was made by Chris Cornelius and seconded by Kristi Hartzburg to waive the reading and approve the minutes as presented. Gregg Roudebush and Scott Carmichael abstained for the reason they were not present at the June meeting. A roll call vote was conducted, and the motion passed 3-0-2.

The next item of business was a renewed discussion of abatement scoring matrix. The Redevelopment Commission previously approved an abatement scoring matrix which was presented to the County Council for adoption with no action taken. Gregg Roudebush would like to see additional guidance added to the proposed abatement scoring matrix by adding language that an impact on existing businesses should be a consideration. President and CEO of Radius Indiana Jeff Quyle participated in the discussion and stated that the matrix is meant to be a guideline, not a guarantee, and incentive for growth and transparency purposes. The matrix sets out principles valued in business growth. Jeff Quyle stated that abatements are usually for industrial business. The consensus of the Commission was that the Council can modify the proposed matrix language if they choose.

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

1. Brianne participated in a "2021 IMPA Mystery Shopper Program" with Indiana Municipal Power Agency (IMPA) and Ginovus. The concept of the program is that they send a "fake lead" requesting information. Brianne is graded on how well she responds to the lead and how well the GCEDC website works for potential site selectors. A Linton site was chosen, and Brianne received a highly favorable report along with a few pointers for the GCEDC website. Brianne will receive further feedback which she is looking forward to.
2. Brianne also reported that she has housing meetings with potential developers. Once she finds out the site of interest, her initial step is to reach out to find out about broadband connection for that area.

John Mensch's WestGate report is summarized as follows:

1. The Purdue Research Foundation contract has been renewed through June, 2023.
2. The GSA lease may be approved in the next couple of weeks.
3. The Micro-Grid grant application had been submitted by UDWI-REMC. UDWI CEO Doug Childs feels they have an excellent chance of securing the grant. Doug thanked the GCRC for its land donation and the support rendered by NSA Crane.
4. Executive Director of SIDC Greg Jones reported on the housing survey conducted by SIDC. The median age of those responding was 41 years old. They prefer a single-family home in the \$225,000 to \$300,000 price range with either 1 or 2 stories, 3 bedrooms, and 2 bathrooms. Over 80% reported their top desired amenity is high speed internet.
5. A long discussion ensued regarding the Regional Economic Acceleration and Development Initiative (READI) program. 91 of Indiana's 92 counties are participating in the program and grouped into 18 regions. Greene County is in the Indiana Uplands region which also includes Brown, Crawford, Daviess, Dubois, Lawrence, Martin, Monroe, Orange, Owen and Washington Counties. Each region can pursue up to \$50M in the \$500M READI budget. The WestGate Authority will submit a proposal to the Regional Opportunity Initiatives (ROI) in Bloomington by the July 31, 2021 deadline. The WestGate Authority set up an adhoc committee consisting of Dr. Jason Salstrom with PRF, Greg Jones with SIDC and John Mensch with the WGA. Jordan Peterson with

TUFF will assist these three in writing the WGA proposal. ROI will then consolidate the various proposals it receives and send the ROI proposal to IEDC.

The next item of business was ratification of approval of Payment Certification 2021-04 in the sum of \$1,300.00. Due to insufficient votes at the last meeting, John Mensch approved the Payment Certification consistent with Resolution No. 2020-02, "Greene County Redevelopment Commission Resolution Authorizing Presiding Officer to Act on Administrative or Ministerial Matters During Public Health Emergency". A motion was made by Gregg Roudebush and seconded by Chris Cornelius to ratify the action of John Mensch approving Payment Certification 2021-04. Kristi Hartzburg abstained. A roll call vote was conducted, and the motion passed 4-0-1.



Next, Payment Certification 2021-05 was presented in the sum of \$170.00. A motion was made by Gregg Roudebush and seconded by Chris Cornelius to approve the Payment Certification as presented. Kristi Hartzburg abstained. A roll call vote was conducted, and the motion passed 4-0-1.

In other business, Gregg Roudebush requested clarification of the status of Tech Park funding. John Mensch reported that the funding remains at \$100K/CTP/year.

Marvin Abshire reported that last month's claim from Big Bear Ridge has not yet been paid. Hopefully, it will be sorted out at the next Council meeting. The Redevelopment Commission currently has a negative balance and the Auditor does not have a specific place to pay the invoices from. There will be a request that the remaining operation expenses for the year be paid from the EDIT fund and this will be on the agenda at the July 26th Council meeting. Related to that, the Redevelopment Commission needs to develop a budget for 2022 and submit it to the Council for approval. Marvin suggested that John Mensch attend the next council meeting.

There being no further business, a motion was made by Chris Cornelius and seconded by Gregg Roudebush to adjourn. A roll call vote was conducted, and the motion passed 5-0.

APPROVED this 19th day of August, 2021.


Chris Cornelius, Secretary - absent

John F. Mensch, President