

**Minutes of the Regular Meeting
of the Greene County Redevelopment Commission
September 16, 2021**

The regular meeting of the Greene County Redevelopment Commission was held in the Commissioners' Room of the Greene County Courthouse on September 16, 2021 at 9:30 a.m. Present in person were John Mensch, Kristi Hartzburg, and Gregg Roudebush. Present by Zoom video was Scott Carmichael. Present by Zoom audio was Chris Cornelius. Also present in person were Commission attorney Marvin Abshire, Commissioner Ed Michael, Greene County Economic Development Director Brianne Jerrels, and Community Development Specialist Ashley Veatch. Also present by Zoom audio was High Bridge Solutions, LLC co-owner Denton Clark.

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 August 19, 2021 regular meeting. A motion was made by Gregg Roudebush and seconded by Kristi Hartzburg to waive the reading and approve the minutes as presented. A roll call vote was conducted and the motion passed 5-0.

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

1. Brianne is working on the site selection inventory program through IEDC.
2. Brianne participated in the Indiana Economic Development Association conference in August and learned that inventory is lacking in all counties.
3. Work continues on a community profile for population attraction for Greene County.

John Mensch's WestGate report is summarized as follows:

1. Communication with Indiana Legislative Services Agency Fiscal/Program Analyst Olivia Smith is ongoing regarding Tech Park study.
2. The READI grant program is moving along and ROI has received 270 grant requests.

3. Greg Jones from SIDC is working on the federal Build Back Better program.
4. Work on the GSA contract continues for relocation of Crane HR department to the Academy.
5. Samantha Nelson continues to work on employment data for WestGate employees.
6. John Mensch is working on letter for Crane from Congressman Larry Bucshon regarding Tech Park funding.
7. Dale Ankrom has sold five of his eight buildings at WestGate which will all be managed by a real estate management firm out of Indianapolis.

Payment Certification 2021-07 was presented in the sum of \$700.00 for mowing and brush hogging services. A motion was made by Gregg Roudebush and seconded by Scott Carmichael to approve the Payment Certification as presented. Kristi Hartzburg abstained. A roll call vote was conducted, and the motion passed 4-0-1.

The next item of business was the Redevelopment Commission's 2022 budget. It was noted that the County Council preliminarily approved the Redevelopment Commission's Non-TIF Revenue Budget for 2022 as presented in the amount of \$50,000.00. The Council will take final action at its next meeting on September 27, 2022.

The next item of business was discussion regarding possible sales offerings regarding unimproved real property located along East County Road 800 South (County Line Road), Greene County. High Bridge Solutions, LLC is interested in purchasing the front 6.4 acres of the 9.4 acre tract. High Bridge Solutions, LLC co-owner Denton Clark introduced himself by phone and shared that High Bridge is a small company with four partners, all former Lockheed Martin retirees. High Bridge has worked particularly with Radar and EW divisions at NSWC Crane for the last decade. High Bridge is currently bidding on a follow-up contract which requires it to have a physical presence within 100 miles of Crane and High Bridge believes this site provides a good fit for them. Marvin noted that there is a complexity to disposing of the property and may take several months. Currently, the Redevelopment Authority owns the property. The first step will be to transfer the property back to the Redevelopment Commission at no cost. Marvin Abshire presented Resolution 2021-03, "Resolution of Greene County Redevelopment Commission Allowing Acceptance of Transfer of

Undeveloped Property for Possible Sale or Development from Greene County Redevelopment Authority”. A motion was made by Gregg Roudebush and seconded by Kristi Hartzburg to approve Resolution 2021-03 as presented. A roll call vote was conducted, and the motion passed 5-0. Next, Marvin Abshire presented Resolution 2021-04, “Resolution of the Greene County Redevelopment Commission Appointing Appraisers”. A motion was made by Gregg Roudebush and seconded by Chris Cornelius to approve Resolution 2021-04 as presented. A roll call vote was conducted, and the motion passed 5-0. Marvin Abshire noted that once the Commission obtains appraisals, the Commission will need to put together an offering sheet defining the use of the property and take bids. If the Commission does not receive any bids, then it can sell it to whomever they choose. Marvin Abshire further noted that he has reached out to possible appraisers. Surveyor Rachel Oser has indicated that she will survey the parcel and provide legal descriptions for a 3-acre wooded tract in the back end of the property; a 6.4 acre tract with road frontage; and an easement, all for \$3,400.00. Marvin Abshire suggested that the Commission defer to the surveyor whether the easement is placed on the west property line or the east property line, but he believes a 40-foot wide easement would be a good idea. The property frontage is approximately 382 feet wide. A motion was made by Gregg Roudebush and seconded by Kristi Hartzburg to retain surveyor Rachel Oser. A roll call vote was conducted, and the motion passed 5-0.

In other business, it was noted that the Redevelopment Commission has contracted with Big Bear Ridge, LLC to brush hog a portion of the BIC property to the water tower, three times during 2021. The BIC property has now been sold and no longer belongs to the County. The invoice that was just approved in Payment Certification 2021-07 was the third time for brush hogging that portion. The Commission will need to consider what portion they want brush hogged around the water tower when renewing a contract for 2022.

Marvin Abshire noted that the Commission will need to address removing the tract of land located along East County Road 800 South (County Line Road) consisting of 9.4 acres identified as the Koch farm from the next Farm Lease Agreement between the Department of Redevelopment and James Melton.

Auditor Matt Baker has requested that the Redevelopment Commission reschedule its November 18, 2021 meeting or change its location in order to facilitate the use of the Commissioners' room for Health Risk Assessments for the Courthouse employees. A motion was made by Gregg Roudebush and seconded by Kristi Hartzburg to reschedule the November 18, 2021 meeting from 9:30 a.m. to 1:30 p.m. on the same day. A roll call vote was conducted, and the motion passed 5-0.

There being no further business, a motion was made by Kristi Hartzburg and seconded by Scott Carmichael to adjourn. A roll call vote was conducted, and the motion passed 5-0.

APPROVED this 21st day of October, 2021.

151 Chris Cornelius

Chris Cornelius, Secretary