

**Minutes of the Regular Meeting  
of the Greene County Redevelopment Commission  
October 21, 2021**

The regular meeting of the Greene County Redevelopment Commission was held in the Commissioners' Room of the Greene County Courthouse on October 21, 2021 at 9:30 a.m. Present in person were John Mensch, Kristi Hartzburg, Gregg Roudebush, and Scott Carmichael. Present by phone was Chris Cornelius. Also present in person was Commission attorney Marvin Abshire.

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 September 16, 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. A roll call vote was conducted, and the motion passed 5-0.

Economic Development Corporation Director Brianne Jerrels was not present to provide a report.

John Mensch's WestGate report is summarized as follows:

1. Implementing the Master Plan continues. TUFF consultants have started discussing control of the land. They would like the control of the land of all three counties under one entity. John foresees difficulty due to huge investment of Greene County.
2. As stated at the last meeting, Dale Ankrom sold five of his eight buildings. He may have sold two others. The last building is the ManTech building and it is likely to hit the market in December. WestGate Authority would like to buy it, but without funding they cannot. The State expects tech parks to be self-sustaining.
3. WestGate employees went from 875 employees to 808. The Average salary is still around \$77,000.00 per year.

4. John Mensch noted he has received the employment data report for WestGate tenants which he will circulate.
5. More employees are returning on-site to work at WG and Crane.

Next, Payment Certification 2021-08A was presented in the sum of \$2,450.00 for two appraisal reports. A motion was made by Gregg Roudebush and seconded by Scott Carmichael to approve the Payment Certification as presented. A roll call vote was conducted, and the motion passed 5-0.

Payment Certification 2021-08B was presented in the sum of \$550.00 for mowing and brush hogging services. A motion was made by Scott Carmichael and seconded by Gregg Roudebush 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 an update on possible sales offerings regarding unimproved real property located along East County Road 800 South (County Line Road), Greene County. Two appraisals have been completed and circulated. In addition, Surveyor Rachel Oser has surveyed the parcel and provided legal descriptions for a 3-acre wooded tract in the back end of the property; a 6.4 acre tract with road frontage; and a 40-foot easement along the eastern property line. The next step is an offering sheet defining the use of the property and take bids. Marvin Abshire circulated a draft of an offering sheet. If the Commission does not receive any bids, then it can sell it to whomever they choose. A motion was made by Gregg Roudebush and seconded by Scott Carmichael to ratify the offering sheet subject to any final changes negotiated by the Commission attorney regarding construction commencement date and salary pay for employees. A roll call vote was conducted, and the motion passed 5-0.

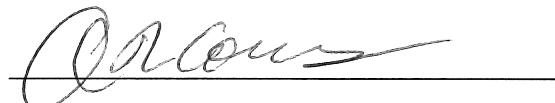
The next item of business was review of a Farm Lease Agreement draft by and between the County of Greene, Indiana, Department of Redevelopment and James Melton for the year 2022. Pursuant to the terms of the Agreement, James Melton will pay cash rent in the sum of \$130.00 per acre for tillable portions of certain real estate Daviess County and Greene County. The 9.4 acre tract located along East County Road 800 South (County Line Road), Greene County, has been removed from the 2022 Agreement. Marvin Abshire would like to incorporate a provision that contemplates sale of other real estate with three scenarios: a sale before farming has started; a sale after farming has

started where a buyer will not allow a harvest to take place; and an approach where a sale will take place after a harvest is concluded. A motion was made by Scott Carmichael and seconded by Gregg Roudebush to approve the Farm Lease Agreement with amendments by the Commission attorney. A roll call vote was conducted, and the motion passed 5-0.

John Mensch reminded the Commission that the meeting time for the November 18, 2021 meeting has changed from 9:30 a.m. to 1:30 p.m.

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 18th day of November, 2021.



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Chris Cornelius, Secretary