

**Minutes of the Regular Meeting
of the Greene County Redevelopment Commission
November 18, 2021**

The regular meeting of the Greene County Redevelopment Commission was held in the Commissioners' Room of the Greene County Courthouse on November 18, 2021 at 1:30 p.m. Present in person were John Mensch, Kristi Hartzburg, Gregg Roudebush, and Chris Cornelius. Absent was Scott Carmichael. Also present in person were Commission attorney Marvin Abshire, Commissioner Ed Michael, Marjo Premier Properties LLC and Lighthouse Custom Meats LLC members Marcus Marner and Delmar Wagler, and Greene County Economic 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 October 21, 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 4-0.

The next item of business was receipt and opening of bids regarding purchase of certain real estate located on East County Road 800 North, Newberry, Indiana, being approximately a 6.4-acre tract commonly described as 1849 East County Line Road, Newberry, Indiana. The "Notice of Offering and Opening Bids" opened on October 22, 2021 and continued through November 12, 2021. The Notice was published in the Daily World in accordance with the statute governing Redevelopment disposition of real estate and the Notice was also visibly posted on the county's website and in the Greene County Courthouse. Having received zero bids, no action was needed. The Redevelopment Commission may now negotiate a sale with any party demonstrating interest and means, at the conclusion of a thirty-day waiting period.

The next item of business was review of a revised Farm Lease Agreement 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 incorporated a provision that contemplates sale of other real estate. A motion was made by Gregg Roudebush and seconded by Chris Cornelius to approve the Farm Lease Agreement as presented. The motion passed 4-0.

Next, Marjo Premier Properties LLC and Lighthouse Custom Meats LLC member Marcus Marner, introduced himself and his partner Delmar Wagler, to the Redevelopment Commission. Marjo Premier Properties LLC intends to construct a 7,000 square foot building at the southeast corner of Highway 54 and Highway 57, locally known as the Lighthouse junction. The new facility, Lighthouse Custom Meats LLC, will provide meat processing and sale of fresh cut meats, initially employing 9-14 people with a potential of 25-30 jobs in three years. Mr. Marner informed the Redevelopment Commission that Marjo Premier Properties LLC will be seeking a tax abatement from the County Council and hopes to start construction in the first quarter of 2022. A motion was made by Gregg Roudebush and seconded by Kristi Hartzburg to recommend that the Greene County Council approve a tax abatement for ten years. The motion passed 4-0.

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

1. Work continues on site development and business attraction. The current site development plan for housing is in the Eastern-Greene area. A housing committee has been formed and it is strategically working on development to include roads, utilities, and broadband.

John Mensch's WestGate report is summarized as follows:

1. WestGate Authority has passed its annual budget for 2022.
2. Kevin Bush sold his two buildings at WestGate.
3. Dale Ankrom has sold seven of his eight buildings. WestGate Authority would like to purchase the eighth property.
4. Crane is growing at the rate of 3-5% per year.
5. The READI grant is still moving along slowly.

6. The Master Plan is slowing moving along. A new not-for-profit corporation was formed called the Uplands Science and Technology Park. It will be separate from the WestGate Authority.
7. Samantha Nelson from Purdue Research Foundation provided housing survey results on employees at WestGate. The housing locations were broken down by counties including, Martin, Daviess, Greene, Monroe and other. 28 out of 59 companies responded to the survey. 22.1% of WestGate employees reside in Greene County.


Next, Payment Certification 2021-09A was presented in the sum of \$3,450.72 for publication and surveying fees. A motion was made by Chris Cornelius and seconded by Gregg Roudebush to approve the Payment Certification as presented. The motion passed 4-0.

Payment Certification 2021-09B was presented in the sum of \$75.00 for mowing services. A motion was made by Gregg Roudebush and seconded by Chris Cornelius to approve the Payment Certification as presented. Kristi Hartzburg abstained. The motion passed 3-0-1.

The final order of business was establishing the Commission's 2022 meeting schedule. A motion was made by Chris Cornelius and seconded by Kristi Hartzburg to continue to meet on the third Thursday of each month at 9:30 a.m. during 2022 in the Commissioner's meeting room on the third floor of the Greene County Courthouse. The motion passed 4-0.

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

APPROVED this 29th day of December, 2021.


~~Chris Cornelius, Secretary~~
John E. Mensch, president