

**Minutes of the Regular Meeting  
of the Greene County Redevelopment Commission  
March 17, 2022**

The regular meeting of the Greene County Redevelopment Commission was held in the Commissioners' Room of the Greene County Courthouse on March 17, 2022, at 9:30 a.m. Present in person were John Mensch, Kristi Hartzburg, Chris Cornelius, Scott Carmichael, and Kris Jarman. Absent was Gregg Roudebush. Also present in person were Commissioners Rick Graves and Ed Michael, Economic Development Corporation Director Brianne Jerrels, Community Development Specialist Ashley Veatch, Commission attorney Marvin Abshire, and Developer Ross Wade.

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 January 20, 2022, regular meeting. It is noted that the February 17, 2022, meeting was cancelled due to lack of quorum. A motion was made by Chris Cornelius and seconded by Scott Carmichael to waive the reading and approve the minutes as presented. The motion passed 4-0.

The next item of business was ratification of a claim submitted for payment to LWG CPA's & Advisors in the amount of \$1,000.00. A motion was made by Scott Carmichael and seconded by Kristi Hartzburg to approve and ratify authorization of payment of the claim by John Mensch. The motion passed 4-0.

Developer Ross Wade representing Net Worth Builders, RW Contracting, and RJ Community Builders, presented to the Commission their concept for townhome development in Scotland Meadows. Ross Wade and his partner are also interested in the Lohkamp property and Progress Pointe. Ross Wade met with Vice President of The University of Financing Foundation Jordan Peterson to confirm that Master Plan indicates that townhomes, quadplexes, and duplexes would work best for the Scotland Meadows site. They are interested in all three properties but are mostly attracted to Scotland Meadows for the reason that most of the infrastructure is already in place. Phase I would

be to build 60 town homes on Scotland Meadows in three of four lots, leaving the fourth lot for future retail, restaurant, or small grocery. The townhome model provides a firewall from the foundation to the roof, is simpler construction than midrise homes, and suits the Master Plan. The likely rental cost will be in the \$1,500.00 per month range. The townhomes will be 3-bedroom, 2-bath, stone frontage, and approximately 1,300 square feet. It is their intention to own all 37 acres and build to lease, not to sell. An HOA will be in place to cover all mowing, snow removal, etc., with a property manager. Juan Sells realtor Juan Carrasquel from Bloomington will help market and thinks 50% prelease is a reasonable expectation. Ross Wade and partners are looking for a land donation in combination with residential TIF, and/or abatement. Ross Wade would like to pursue the quickest path to start building in 6-8 weeks, especially with the interest rates rising. The projected timeline is to have the first two buildings completed in 6-8 weeks; an additional 5 months for the first 20 units and have all 60 units completed in one year. Considerable discussion took place regarding residential TIF and processes.

Kristi Hartzburg noted concerns that the Taylor Township fire department does not have the equipment they need to provide fire protection for a development of this size.

Rick Graves noted another developer is interested in Scotland Meadows and suggested the Commission receive separate proposals from each developer in executive session. A motion was made by Chris Cornelius and seconded by Scott Carmichael to conduct a joint executive session with the Board of Commissioners on March 31, 2022, at 9:30 a.m. to receive information and discuss strategy with respect to a potential real estate transaction. The motion passed 4-0.

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

1. Brianne continues to work with Radius in Indiana's population attraction program MakeMyMove. The program offers monetary incentive to qualified out-of-state individuals or families to relocate to Greene County.
2. The military housing director at Crane base needs more housing inventory.


John Mensch's WestGate report is summarized as follows:

1. WestGate Authority did not meet in February. As reported in January, the Authority concluded negotiations with the US General Service Administration for the benefit of NSWCC Crane Human Resources to occupy 13,000 square feet at the Academy building. There is possible interest in a second GSA lease to come for the unfinished wing of the Academy.

The next item of business was review of proposals for mowing and bush hogging submitted by Big Bear Ridge, LLC, Randy Baker, member dated February 10, 2022. After review, a motion was made by Scott Carmichael and seconded by Chris Cornelius to approve both proposals and enter into the Mowing Contract prepared by Marvin Abshire. Kristi Hartzburg abstained. The motion passed 3-0-1.

There being no further business, a motion was made by Kristi Hartzburg and seconded by Chris Cornelius to adjourn. The motion passed 4-0.

APPROVED this 21st day of April, 2022.

  
Chris Cornelius, Secretary