

**Minutes of the Regular Meeting  
of the Greene County Redevelopment Commission  
May 19, 2022**

The regular meeting of the Greene County Redevelopment Commission was held in the Commissioners' Room of the Greene County Courthouse on May 19, 2022, at 9:30 a.m. Present in person were John Mensch, Chris Cornelius, Scott Carmichael, Kris Jarman, and Kristi Hartzburg. Absent was Gregg Roudebush. Also present in person were Commission attorney Marvin Abshire, Commissioner Rick Graves, Financial Consultant Jim Higgins, WRV Superintendent Dr. Bob Hacker, MSD Shakamak Superintendent Jeff Gambill, and Bloomfield-Eastern Greene Library representatives Karen Holz and Lonnie Vandeventer.

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 April 21, 2022, regular meeting. A motion was made by Scott Carmichael 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 the annual presentation to governing bodies of taxing units. Marvin Abshire reported that an invitation to attend the meeting was sent to stake holders and governing bodies who have an interest in the TIF District designated as "Greene County Economic Development Area No. 1". The annual presentation by Marvin Abshire commenced at 9:34 a.m. which addressed the Commission's budget with respect to allocated property tax proceeds; long-term plans for the allocation area; and the impact on each of the taxing units. A copy of the presentation is attached to and incorporated into these minutes.

Commission Attorney presented Resolution 2022-02, "Resolution of the Greene County Redevelopment Commission of its Determination of Need to Capture Tax Increment Revenues". The Resolution is an annual formal determination that all TIF increment is needed to service the debt obligations of the Commission and that none of the increment is available to be released back to

taxpayers. A motion was made by Scott Carmichael and seconded by Chris Cornelius to pass the Resolution. The motion passed 4-0.

The next item of business was the Commission's Non-TIF 2023 budget which is due to the Greene County Auditor on June 10, 2022. A proposed budget was circulated with minor adjustments from the 2022 budget. A motion was made by Chris Cornelius and seconded by Scott Carmichael to submit the proposed budget as presented. The motion passed 4-0.

The next item of business was discussion and action regarding authorization of the Commission President to complete the drafted offering sheet and set a date to open bids. Interested parties have inquired about purchasing lots in Scotland Meadows Business & Technology Park Plat Amendment 1 for residential development. Appraisal have been ordered and once they are received, the next step is 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. A motion was made by Chris Cornelius and seconded by Scott Carmichael to authorize the President of the Commission to complete an offering sheet and set a date to open bids. The motion passed 4-0.

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

John Mensch's WestGate report is summarized as follows:

1. Relocation of NSWC Crane HR to WestGate Academy is slowly moving forward.
2. SAIC relocated and consolidated their offices in Martin County.
3. WestGate Authority is still working to bring microelectronics to WestGate.
4. INDOT has chosen "Alternative P" as the preferred route for the Mid-States Corridor, a large project that would connect more small Southern Indiana communities to Interstate 69 which should benefit NSWC Crane.

A county claim form was presented for payment to Big Bear Ridge, LLC for mowing services in the sum of \$330.00. A motion was made by Scott Carmichael and seconded by Chris Cornelius to approve the claim as presented. Kristi Hartzburg abstained. The motion passed 3-0-1.

Under other business, John Mensch reported that he received an email from High Bridge Solutions, LLC co-owner Denton Clark to update the Commission that the timeline for construction on the former Koch property isn't working as smoothly as planned due to contracting.


John Mensch noted that the storm sewer grate was replaced at Scotland Meadows, courtesy of Graves Plumbing.

Karen Holz mentioned that the Bloomfield Eastern Greene Library cybersecurity cost needs to go through a third-party subscriber, and she is looking for assistance in the \$5,000.00 policy increase.

Marvin Abshire mentioned the lease assignment from Streaming Eagle Broadband, LLC to WiSpan Internet, LLC. expired on April 18, 2022, for construction and maintenance of cellular service equipment on a certain water tower that is leased to Eastern Height Utilities, Inc. from the Commission. Marvin Abshire has communicated with WiSpan Internet owner Crittenden Robinson and confirmed that he is interested in continuing the lease until the lease between the Redevelopment Commission and Eastern Heights Utilities has expired. A proposed lease between WiSpan Internet and the Commission will be available at the next meeting.

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

APPROVED this 16th day of June, 2022.

A handwritten signature in dark ink, appearing to read "Chris Cornelius", written over a horizontal line.

Chris Cornelius, Secretary

## REDEVELOPMENT COMMISSION PRESENTATION OUTLINE 2022

**A. NAME OF ALLOCATION AREA:** *Greene County Economic Development Area No. 1*, comprised of State Road 67 & 57 Corridor, Technology Park I-69 Corridor, Wright Township Expansion, Westgate@Crane, Technology Park/I-69 Expansion, Community Building Improvements, Grant Township & Richland Township Development, Additional Land Acquisition, Eastern Greene Expansion, and second Eastern Greene Expansion

**B. DATE, TIME AND PLACE OF PRESENTATION**

Date of Redevelopment Commission meeting at which Presentation will occur: May 19, 2022.

Time of Presentation: 9:30 AM or as soon thereafter as the presentation is called on the agenda.

Place of Presentation: Commissioners' meeting room, third floor, Greene County courthouse

Date notice provided to taxing units: May 6, 2022.

**C. TAXING UNITS WITH TERRITORY IN ALLOCATION AREA**

**County:** Greene

**Townships:** Township Board of Center Township, Township Board of Fairplay Township, Township Board of Jefferson Township, Township Board of Taylor Township, Township Board of Wright Township, Township Board of Grant Township,

**School Corporations:** Bloomfield School District School Board, Eastern Consolidated School Corporation, White River Valley School District Board of Trustees, Metropolitan School District of Shakamak School Board

**Library District(s):** Bloomfield-Eastern Greene County Public Library Board of Directors, Worthington Jefferson Township Public Library Board of Directors

**City or Town (If Applicable):** None

**Other Taxing Units (If Any):** Center and Jackson Township Fire Protection Territory, Switz City Fire Territory Board of Trustees, Worthington Fire Territory Board of Trustees

**D. BUDGET INFORMATION FOR CALENDAR YEAR 2022**

Anticipated Revenues of Allocation Area in Calendar Year 2022 From TIF Revenues: \$541,796.00

Anticipated Revenues of Allocation Area, if any, in Calendar Year 2022

From Non-TIF Revenues: \$60,148.00

Sources of Non-TIF Revenues, if any:

Ambulance service payments	\$ 4,500.00
Taylor Twp. Fire Lease	\$46,000.00
Regional Sewer District	\$ 8,448.00
Eastern Hts. Utility Pmts	\$ 1,200.00

Anticipated expenditures: \$663,129.00 in various TIF and non-TIF bond lease rental payments.

#### **E. REDEVELOPMENT COMMISSION'S LONG-TERM PLANS FOR ALLOCATION AREA**

Anticipated Latest Termination Date of Allocation Area: twenty-five (25) years after the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues derived from the newest addition to the allocation area. That newest addition was approved in 2019 and no obligations have yet been incurred in the area.

Currently Planned Projects In or Serving Allocation Area: Currently there are no planned projects.

Possible Future Projects In or Serving Allocation Area: There are no possible future projects being planned or in detailed contemplation.

#### **Impacts of Allocation Area on Taxing Units**

Positive Impacts: The Commission undertook no projects in 2021 to have either positive or negative impact on the taxing units and currently anticipates no projects in 2022 that will have either positive or negative impact on the taxing units.

Tax Impacts, If Any: The only positive impact would result from release of any portion of the increment. As the entire increment is needed to service debt incurred and has been retained, no increment will be released.