

**Minutes of the Special Meeting  
of the Greene County Redevelopment Commission  
June 30, 2022**

The special meeting of the Greene County Redevelopment Commission was held in the Commissioners' Room of the Greene County Courthouse on June 30, 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, Economic Development Corporation Director Brianne Jerrels, Community Development Specialist Ashley Veatch, Developer Tom Wininger, Commissioner Ed Michael and Commissioner Rick Graves.

The meeting opened with a pledge to the flag. The meeting was called to order by John Mensch.


The purpose of the meeting was to discuss the proposal of Wininger Construction, Inc., for development of part of Scotland Meadows received by the Commission in open meeting on June 16, 2022. Wininger Construction, Inc. bid was for the purchase of lots 1A, 2A, 3A, 6A, 7A and 8A in Scotland Meadows consisting of approximately 12.38 acres for the price of \$10,000.00 per acre, totaling \$123,800.00. The planned use will be for "workforce housing". Discussion revealed that Tom Wininger intends to begin digging footers as soon as closing is complete and start on two buildings consisting of four units. Tom Wininger noted that he has checked with utility companies to discuss capacities and has windows, doors, trusses, etc. in place should the proposal be accepted. Tom Wininger confirmed that he is not seeking any assistance from the county as far as a tax abatement, assistance with utilities, or anything else. Tom Wininger further noted that there aren't any new homes available within his projected price which is under \$240,000.00 and is confident that the two-story townhouses and duplexes will sell.

Marvin Abshire reminded the Commission that Scotland Meadows is currently subject to declaration of covenants, conditions, and restrictions to use it as a business development park. By changing the use, it will require a replat or a complete separation from Scotland Meadows Business & Technology Park Plat Amendment 1. Brianne Jerrels noted the property has been shovel ready since 2010 and has not received any serious interest. Brianne Jerrels further noted that she believes that

residential use is the highest and best use of the property. Marvin Abshire informed the Commission that Tom Wininger regularly works with a title company that will prioritize the closing should the Commission approve the sale. Brianne Jerrels mentioned that the hotel has been open since 2019 and the area still does not have a restaurant. Brianne believes that developing a residential area will help peak interest in bringing a restaurant to the area. The Commission acknowledged that Tom Wininger has an excellent reputation in Monroe County as a housing developer. The Commission determined it has no other questions and are ready to move forward. Marvin Abshire presented Resolution 2022-03 "Resolution of the Greene County Redevelopment Commission Approving Sale". A motion was made by Chris Cornelius and seconded by Scott Carmichael to approve Resolution 2022-03 as presented. The motion passed 4-0.

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 21st day of July, 2022.

  
Chris Cornelius, Secretary