

**Minutes of the Regular Meeting
of the Greene County Redevelopment Commission
July 21, 2022**

The regular meeting of the Greene County Redevelopment Commission was held in the Commissioners' Room of the Greene County Courthouse on July 21, 2022, at 9:30 a.m. Present in person were John Mensch, Gregg Roudebush, Chris Cornelius, Scott Carmichael, and Kristi Hartzburg. Absent was Kris Jarman. Also present in person were Commission attorney Marvin Abshire, Commissioner Rick Graves, WestGate Authority Attorney Marilyn Hartman, SIDC Executive Director Greg Jones, Economic Development Corporation Director Brianne Jerrels, and Community Development Specialist Ashley Veatch.

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 June 16, 2022, regular meeting and the minutes from the June 30, 2022 special meeting. A motion was made by Chris Cornelius and seconded by Scott Carmichael to waive the reading and approve both sets of minutes as presented. Gregg Roudebush abstained. The motion passed 4-0-1.

The next item of business was Redevelopment Commission's potential financial participation with Radius Indiana for the WestGate Authority renovation project, associated with the lease of space to GSA to house NSWC Crane HR department off-base at the Academy. WestGate Authority Attorney Marilyn Hartman presented, with input from SIDC Executive Director Greg Jones. The ask is for the Commission to secure a loan through Radius Indiana in the amount of \$150,000.00 with interest at the rate of 3.5%. The loan would essentially be a pass-through loan. An extended and lively discussion followed. A motion was made by Kristi Hartzburg and seconded by Scott Carmichael for conditional approval of the loan and for authorization of John Mensch to sign loan application, subject to blessing from the Commissioners and County Council. John Mensch abstained. Gregg Roudebush voted against. The motion passed 3-1-1.

Economic Development Corporation Director Brianne Jerrels needed to leave the meeting so a GCEDC report was not provided.

John Mensch's WestGate report is summarized as follows:

1. The WestGate Authority \$250,000.00 Radius Indiana loan application was approved.
2. Outside LED lighting quotes are being sought.
3. Employee/payroll data is being gathered.
4. Finishing 6,800 sq. feet of unimproved space at the Academy is being considered.

The next item of business was a proposal from Big Bear Ridge, LLC owner Randy Baker to add three acres from the former Koch property to the existing mowing contract he has with the Commission. Big Bear Ridge LLC proposes to bush hog the three acres twice per season and has already completed bush hogging once. A motion was made by Gregg Roudebush and seconded by Chris Cornelius to approve the proposal as presented including the first bush hogging that has already taken place. Kristi Hartzburg abstained. The motion passed 4-0-1.

The next item of business was payment of claims. A county claim form was presented for payment to Big Bear Ridge, LLC for mowing and bush hogging services in the sum of \$180.00. A second county claim form was presented for payment to Big Bear Ridge, LLC for bush hogging services on the former Koch property in the sum of \$150.00. A motion was made by Chris Cornelius and seconded by Scott Carmichael to approve both claims as presented. Kristi Hartzburg abstained. The motion passed 4-0-1.


The next item of business was the September 15, 2022 Redevelopment Commission meeting. The in-person Tax Sale has been scheduled for this date beginning at 10:00 a.m. in the Greene County Commissioners' meeting room and is expected to be completed by noon. A motion was made by Kristi Hartzburg and seconded by Scott Carmichael to move the Redevelopment Commission to September 14, 2022, at 9:30 a.m. The motion passed 5-0.

In other business, Marvin Abshire presented Resolution 2022-04, “Greene County Redevelopment Commission Resolution Accepting Transfer of Real Estate from Greene County Redevelopment Authority”. Resolution 2022-04 accepts transfer of 1.01 acre upon which the Eastern Heights Utilities’ water tower is constructed for no consideration. The Resolution also authorizes the President of the Commission to execute and deliver all such additional documents as may be necessary and reasonable and not otherwise referenced, to accomplish the purposes of the resolution. The Resolution further authorizes the President of the Commission to execute a modification of lease agreement between the Commission and Eastern Heights Utilities and, upon receipt of the final consideration contemplated by exercise of its purchase option, to convey the real estate to Eastern Heights Utilities. A motion was made by Gregg Roudebush and seconded by Scott Carmichael to approve Resolution 2022-04 as presented. The motion passed 5-0.

John Mensch noted that the real estate transfer of Scotland Meadows to Wininger Construction took place on July 15th. Kristi Hartzburg took photographs of poured concrete and building supplies in place at the site within days of the closing.

There being no further business, a motion was made by Kristi Hartzburg and seconded by Scott Carmichael to adjourn. The motion passed 5-0.

APPROVED this 18th day of August, 2022.


Chris Cornelius, Secretary