

**Minutes of the Regular Meeting  
of the Greene County Redevelopment Commission  
August 18, 2022**

The regular meeting of the Greene County Redevelopment Commission was held in the Commissioners' Room of the Greene County Courthouse on August 18, 2022, at 9:30 a.m. Present in person were John Mensch, Chris Cornelius, Scott Carmichael, Kristi Hartzburg, and Kris Jarman. Absent was Gregg Roudebush. Also present in person were Commission attorney Marvin Abshire and Wininger Construction, Inc. president Tom Wininger.

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 July 21, 2022, regular meeting. 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 an update of a loan from Radius Indiana. At the last meeting, a motion was approved to secure a loan through Radius Indiana in the amount of \$150,000.00 to serve as a pass-through loan to WestGate Authority to use for the renovation project associated with the lease of space to GSA to house NSWCR Crane HR department off-base at the Academy, subject to blessing from the Commissioners and County Council. John Mensch reported that the two boards gave their blessing and that the loan is moving forward.

The next item of business was an Option Proposal for Lot 4A in Scotland Meadows Business & Technology Park, Plat Amendment 1, from Wininger Construction, Inc. Prior to the meeting, a proposal from Tom Wininger was circulated. Marvin Abshire reported that an option allows Wininger Construction to buy the real estate at a certain price within a certain amount of time. The main issue by granting the option is that the property will be off the market through December 31, 2024, and that during that time, if another offer is presented, it must be turned down. It was the consensus of

the Redevelopment Commission to move forward with the proposal and have the attorneys draft a formal agreement for consideration.

Economic Development Corporation Director Brianne Jerrels was not present to provide a GCEDC report. John Mensch mentioned that USTF Joe Carley made a marketing presentation yesterday to GCEDC for WestGate property.

John Mensch's WestGate report is summarized as follows:

1. WestGate Authority opened bids for the renovation project at the Academy associated with the lease of space to GSA. The lowest bid was \$302,000 and the highest bid was \$407,500. All bids were taken under advisement.
2. Draper is looking to expand at WestGate.
3. WestGate employment stats may be available at the next meeting

The next item of business was payment of claims. A county claim form was presented for payment to LWG CPA's & Advisors for TIF Neutralizations in the sum of \$702.50. A motion was made by Scott Carmichael and seconded by Chris Cornelius to approve the claim as presented. The motion passed 4-0.

Another county claim form was presented for payment to Big Bear Ridge, LLC for mowing services in the sum of \$180.00. A motion was made by Chris Cornelius and seconded by Scott Carmichael to approve the claim as presented. Kristi Hartzburg abstained. The motion passed 3-0-1.

John Mensch reminded the Commission that the next meeting will be conducted on Wednesday, September 14, 2022, at 9:30 a.m.

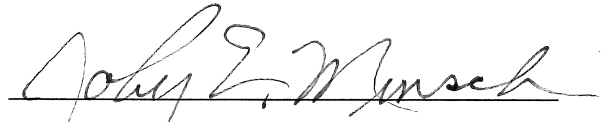
In other business, John Mensch noted he will appear in front of the County Council on August 31, 2022, on behalf of the Redevelopment Commission for the budget hearing.

Also in other business, Marvin Abshire reported that notice was sent to the Department of Navy regarding the proposed Scotland Meadows Development located within the installation and community's 3-mile coordination area. Marvin Abshire is meeting with NSA Crane Community

Planning Liaison Officer Mark Dobbs, Tom Wininger, and his attorney Greg Lauer on August 26, 2021, to discuss concerns regarding property development and ways to mitigate concerns by development covenants and restrictions.

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

APPROVED this 21st day of September, 2022.

A handwritten signature in cursive script, reading "John E. Mensch", written over a horizontal line.

John E. Mensch, President

Chris Cornelius, Secretary (*absent*)