

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

The regular meeting of the Greene County Redevelopment Commission was held in the Commissioners' Room of the Greene County Courthouse on November 17, 2022, at 9:30 a.m. Present in person were John Mensch, Scott Carmichael, Chris Cornelius, and Gregg Roudebush. Absent were Kristi Hartzburg and Kris Jarman. Also present in person were Commissioner Rick Graves and Commission attorney Marvin Abshire.

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 October 20, 2022, regular meeting. A motion was made by Scott Carmichael and seconded by Gregg Roudebush to waive the reading and approve the minutes as presented. The motion passed 4-0.

The next item of business was Progress Pointe discussion and designation of appraisers. Marvin Abshire noted that recently there has been interest in Progress Pointe for development. The interest and the growth in the area reveals that it is time to appraise the property in order to entertain any offers. There are also 37 acres located across the road from Progress Pointe in Daviess County. Marvin Abshire questioned if the Commission would like to consider having Progress Pointe and the Daviess County property appraised. A motion was made by Gregg Roudebush and seconded by Scott Carmichael to appraise both properties and approve Resolution 2022-05, "Resolution of the Greene County Redevelopment Commission Designating Appraisers, Approving Form of Offering Sheet and of Notice". 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. WGA has received estimates to finish 6,800 sq. feet of unfinished areas at the Academy.
2. The GSA contract appears to finally be settled and are moving forward with renovations.
3. On November 21, 2022, the Governor will be at a groundbreaking ceremony for a microelectronics facility adjacent to the Academy.

The next item of business was review of a Farm Lease Agreement by and between the County of Greene, Indiana, Department of Redevelopment and James Melton for the 2023 farming season. Pursuant to the terms of the Agreement, James Melton will pay cash rent in the sum of \$130.00 per acre for tillable portions of certain real estate Daviess County and Greene County. A motion was made by Chris Cornelius and seconded by Scott Carmichael to approve the Farm Lease Agreement as presented. The motion passed 4-0.

Next, Marvin Abshire presented a "Fifth Amendment to Sub-Lease Agreement between Greene County, Indiana, by and through its Department of Redevelopment and the Greene County Regional Sewer District". The terms of the two-year Sub-Lease provide for the assumption of the Commission of certain costs and expenses of the District for an additional two years, terminating on December 31, 2024. Gregg Roudebush believes that the Regional Sewer District should increase their commercial rates. A motion was made by Gregg Roudebush to table approval of the Sub-Lease Agreement until the Commission has the opportunity to discuss increasing sewer rates for the customers of the Regional Sewer District. The motion died for a lack of second. A motion was made by Chris Cornelius and seconded by Scott Carmichael to approve the Fifth Amendment to Sub-Lease Agreement as presented. Gregg Roudebush voted nay. The motion passed 3-1-0.

No claims were submitted.

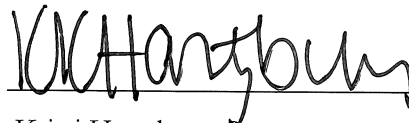
The next item of business was ratification of executive action for payment of claim. At the October 20, 2022 meeting there was a lack of voting quorum. Due to the claim being a contractual obligation, John Mensch took executive action and signed the claim presented for payment to Big Bear Ridge, LLC for mowing and brush hogging services in the sum of \$855.00. A motion was made

by Gregg Roudebush and seconded by Chris Cornelius ratifying the executive action of the Commission President to approve the claim. The motion passed 4-0.

The final order of business was establishing the Commission's 2023 meeting schedule. A motion was made by Gregg Roudebush and seconded by Scott Carmichael to continue to meet on the third Thursday of each month at 9:30 a.m. All meetings will take place in the Commissioner's meeting room on the third floor of the Greene County Courthouse. The motion passed 4-0.

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

APPROVED this 19th day of January, 2023.

A handwritten signature in black ink, appearing to read "KHartzburg", is written over a horizontal line.

Kristi Hartzburg, Secretary