

**Minutes of the Regular Meeting
of the Greene County Redevelopment Commission
January 19, 2023**

The regular meeting of the Greene County Redevelopment Commission was held in the Commissioners' Room of the Greene County Courthouse on January 19, 2023 at 9:30 a.m. Present in person were John Mensch, Kristi Hartzburg, Chris Cornelius, and Scott Carmichael. Absent was Gregg Roudebush. Also present in person were Commission attorney Marvin Abshire, Economic Development Corporation Director Brianne Jerrels, and Randy Baker.

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

The first item of business was election of officers for 2023. Chris Cornelius moved, and Scott Carmichael seconded, to re-elect John Mensch as President of the Commission; elect Scott Carmichael as Vice President, and elect Kristi Hartzburg as Secretary. The motion passed 4-0. Oaths were circulated for signature for all Commissioners.

The next item of business was review and approval of the minutes of the November 17, 2022 regular meeting. It is noted that the December 15, 2022 meeting was cancelled. Scott Carmichael moved, and Chris Cornelius seconded, to waive the reading and approve the minutes as presented. Kristi Hartzburg abstained for the reason she was not present at the last meeting. The motion passed 3-0-1.

Next, was consideration of a mowing proposal submitted by Big Bear Ridge, LLC, Randy Baker, member dated January 10, 2023. After review, Scott Carmichael moved, and Chris Cornelius seconded, to approve the mowing proposal and the contract prepared by Marvin Abshire. Kristi Hartzburg abstained. The motion passed 3-0-1.

The next item of business was payment of two claims. A county claim form was presented for payment to Gilbert Mordoh & Co., Inc. for appraisal services in the sum of \$6,000.00. A second county claim form was presented for payment to Hopkins Appraisal Services LLC for appraisal

services in the sum of \$6,000.00. Chris Cornelius moved, and Scott Carmichael seconded, to approve both claims as presented. The motion passed 4-0.

Economic Development Corporation Director Brianne Jerrels' report is summarized as follows:

1. Community Development Specialist Ashley Veatch resigned and accepted a position at Greene County General Hospital as Outreach Coordinator. Brianne Jerrels believes she has made a good decision by hiring Kaitlen Allen, formerly the administrative assistant for the Owen County Chamber of Commerce, to fill this position.
2. A business retention and expansion program launched in December, 2022.
3. A regional Ag development strategy program has also started.
4. EDC is looking to revamp the housing committee.

John Mensch's WestGate report is summarized as follows:

1. High Bridge Solutions anticipates breaking ground this spring or very early summer with a 15,000 square foot structure.
2. Safety & Security International is set to construct a building in the Martin County portion of WestGate.
3. NSWC Crane HR Department is scheduled to move into the WestGate Academy starting March 1, 2023. The lease payments will provide needed revenue for the WestGate Authority.
4. Bills are pending in the Indiana Senate and House to increase funding to the state's 22 Certified Tech Parks from a maximum of \$100,000 to \$500,000 per year. If the bills are passed it will be very beneficial to WestGate financially.
5. WestGate Authority contract with the Purdue Research Foundation expires on June 30, 2023, but a one-year extension is being considered.
6. Westgate Development owner Tom Wininger is applying for a READI grant to further his construction in Scotland Meadows.
7. WestGate Authority has contracted to install electrical wiring, drywall, new overhead lighting, and dropped ceilings in the 6,800 square feet of unfinished space in the Academy, making it more attractive to potential lessees.

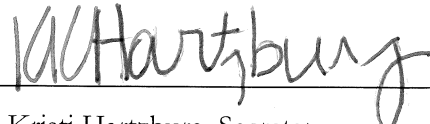
8. WestGate Authority officers for 2023 remain the same: John Mensch as President, Jerry Braun as Vice president and Natalie Smith as Secretary.
9. The biggest long-term news at WestGate was the November 21, 2022 ribbon cutting at WestGate for a Micro Electronics Fabrication foundry. This facility will employ up to 400 people with an average annual income of \$100,000. The actual construction may not commence until 2024. The featured speakers were Indiana Governor Holcomb, the US Navy Vice Admiral over the Naval Sea Systems Command which includes NSWC Crane among his 55,000 employees at multiple locations and the Technical Director at NSWC Crane, Dr. Angie Lewis.

In other business, Taylor Township Fire Chief Randy Baker noted that every building in WestGate Tech Park needs to be clearly identified as to its numeric address and suite identification so the fire department and emergency personnel will know where to respond in the event of an emergency.

Marvin Abshire noted that two appraisals were circulated prior to the meeting for lots in Progress Pointe and a 37.39 acre tract in Daviess County. An Offering Sheet is ready for publication for Lot 2 in Progress Point Subdivision Phase 1 and Lots 4 through 9 in Progress Pointe Subdivision Phase 2. Bids will be accepted through February 15, 2023 at 4:00 p.m. The Daviess County property is not offered at this time.

There being no further business, Kristi Hartzburg moved, and Scott Carmichael seconded, to adjourn. The motion passed unanimously.

APPROVED this 16th day of February, 2023.



Kristi Hartzburg, Secretary