

**Minutes of the Regular Meeting
of the Greene County Redevelopment Commission
February 16, 2023**

The regular meeting of the Greene County Redevelopment Commission was held in the Commissioners' Room of the Greene County Courthouse on February, 2023 at 9:30 a.m. Present in person were John Mensch, Kristi Hartzburg, Chris Cornelius, Scott Carmichael, and Gregg Roudebush. Also present in person were Commission attorney Marvin Abshire, Economic Development Corporation Director Brianne Jerrels, Economic Development Outreach Coordinator Kaitlen Allen, Commissioner Ed Michael, The Brawley Group Director of Development Ross Wade.

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

The first item of business was review and approval of the minutes of the January 19, 2023 regular meeting. Chris Cornelius moved, and Scott Carmichael seconded, to waive the reading and approve the minutes as presented. Gregg Roudebush abstained for the reason he was not present at the last meeting. The motion passed 4-0-1.

The next item of business was opening proposals for Lot 2 in Progress Point Subdivision Phase 1 and Lots 4 through 9 in Progress Point Subdivision Phase 2. The offering period opened on January 20, 2023 and continued through February 15, 2023 at 4:00 p.m. The "Notice of Offering and Opening of Bids" was published in the Daily World in accordance with the statute governing Redevelopment disposition of real estate and the Notice was also visibly posted on the county's website. The only bid received was from The Brawley Group for Lots 4, 5, and 6 of Progress Point Subdivision Phase 2. Gregg Roudebush moved, and Scott Carmichael seconded, to table action on the proposal. The motion passed 5-0.

The Brawley Group Director of Development Ross Wade addressed the Commission on its proposed development for Lots 4, 5, and 6 of Progress Point Subdivision Phase 2. The Brawley Group is a real estate investment and management firm and proposes to build three-story, apartment-style multi-family residential units, with a total of 96 units. The current intent is to complete the development in phases, with one or two buildings beginning on Lot 6. The Brawley Group has offered

\$50,500.00 per lot and will seek a five-year tax abatement. The goal would be to start construction in August-October of 2023. Scott Carmichael requested a list of properties owned by The Brawley Group with breakdown of rental costs. Brianne Jerrels believes that housing and commercial use of the property align with the Westgate Master Plan. Ross Wade also noted he is working on a commercial buyer for Lot 7.

Next, a county claim form was presented for payment to Greene County Treasurer for publication fees for Legal #12332, "Notice of Offering and Opening of Bids regarding Progress Pointe" in the sum of \$36.94. Scott Carmichael moved, and Kristi Hartzburg seconded, to approve the claim as presented. The motion passed 5-0.

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

1. Brianne Jerrels introduced her new assistant, Kaitlen Allen.
2. GCEDC is participating in a business retention and expansion campaign.
3. The regional AG development strategy program continues.
4. Scotland Meadows Developer Tom Wininger has three units leased, if not four and needs to build more.

John Mensch's WestGate report is summarized as follows:

1. NSWC Crane HR Department is scheduled to move into the WestGate Academy on March 1, 2023. The total cost is now \$612,000.
2. WestGate Authority received a bid from Danco Construction in the amount of \$97,000 to lower the ceiling and install lighting and drywall in the unfinished 6,800 sq. ft. on the 2nd floor of the Academy.
3. President of Purdue University, Dr. Mung Chang, has requested a six-month extension on the contract between Purdue Research Foundation and WestGate Authority, expiring 12/31/23.

4. Senate Bill 271 passed 49-0 increasing Certified Tech Park (CTP) funding from \$100,000 maximum per year, per CTP to \$500,000 maximum per CTP per year, a great benefit to the WGA as it consists of three CTPs.
5. Plans for a Microelectronics facility at WestGate continue to move forward, it will provide 400 high paying jobs and be the magnet to bring in other associated businesses.
6. Utility issues are a major concern as they pertain to the Microelectronics facility.

Marvin Abshire informed the Commission that there are a couple of bills in the statehouse that have potential impact on the Redevelopment Commission. House Bill 1081 relates to residential TIF opportunities that benefits any new subdivision. House Bill 1085 would eliminate a non-voting school board advisor and make the advisor a voting member. The school board(s) would make this appointment. Also, there is a proposed mandatory distribution for TIF districts created on or after July 1, 2023, that would allow a 10% distribution to schools located in the allocation area and 10% to police, and fire protection in the allocation area. The proposal also strongly encourages a 10% distribution to school corporations located in those allocation areas created before July 1, 2023. Finally, there are proposed duties for annual filings to DLGF which would require more bookkeeping.

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

APPROVED this 16th day of March, 2023.



Kristi Hartzburg, Secretary