

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

The regular meeting of the Greene County Redevelopment Commission was held in the Commissioners' Room of the Greene County Courthouse on March 16, 2023 at 9:30 a.m. Present in person were John Mensch, Kristi Hartzburg, Chris Cornelius, and Scott Carmichael. Also present in person were Commission attorney Marvin Abshire, Economic Development Corporation Director Brianne Jerrels, Commissioner Ed Michael, and 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 February 16, 2023 regular meeting, minutes of the February 16, 2023 executive session, and minutes of the March 9, 2023 executive session. Scott Carmichael moved, and Kristi Hartzburg seconded, to waive the reading and approve the three sets of minutes as presented. The motion passed 4-0.

Next, two claims were presented for payment. The first was to Rick Coppock for professional consulting fees relating to the conservancy area of Progress Pointe in the sum of \$120.00. The second was to LWG CPA's & Advisors for the semi-annual financial report in the sum of \$1,000.00. Chris Cornelius moved, and Scott Carmichael seconded, to approve both claims as presented. The motion passed 4-0.

The Brawley Group Director of Development Ross Wade noted he received feedback following his presentation from last month's meeting on the proposed development for Lots 4, 5, and 6 of Progress Pointe Subdivision Phase 2. Ross Wade presented two detailed alternative options to his proposal based on the feedback he received.

The first option proposed construction of commercial units on the ground level of Lot 6 which would include a restaurant and 16 residential apartments above. This option would be more expensive to construct than the original proposal.

The second option proposed buying Lot 7 in addition to Lots 4, 5, and 6 and use Lot 7 for a commercial restaurant with road frontage on 231.

An extensive discussion followed with no motions and no votes.

Economic Development Corporation Director Brianne Jerrels' reported that the housing committee is coming back together in April.

John Mensch's WestGate report is summarized as follows:

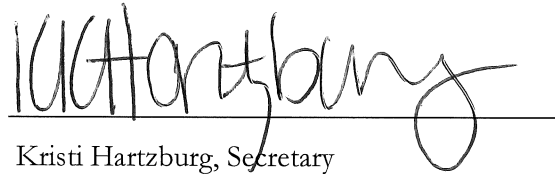
1. The Crane Regional Defense Group is planning multiple events in 2023 at the Academy and a Congressional Breakfast in Washington D. C.
2. Greg Jones, Matt Craig, and Joe Carley met recently to work on a diagram showing the roles of various entities at WestGate and their missions.
 - a. These entities include: SIDC, Radius, ROI, White River Military Alliance, Crane Regional Defense Group, WestGate Authority, USTF, Purdue Research Foundation, ARI, PTAC, TUFF & Southern IN Sentinel Landscape.
 - b. There is an overlap of missions and various levels of communication between these entities.
3. John met with Bryce York and learned the substations on Crane base are reaching capacity and Crane may build its own microgrid.
4. Structure Point is estimating \$10M for a new sewer plant for the microelectronics facility.
5. SB 271 is in the House Ways and Means Committee after passing the Senate 49 to 0. It calls for increasing the maximum amount payable to each CTP from \$100K to \$500K per year.
6. SIDC is hosting a Broadband summit on June 5th.
7. John Ferancy, Senior Director of Strategy for PRF attended the meeting and made the following comments:
 - a. PU wants a large presence at Crane/WestGate.
 - b. There may be a PU Research Institute at Crane/WestGate.
 - c. PU is looking at three basic functional nodes; West Lafayette for R&D, Indianapolis for manufacturing and Crane/WestGate for DoD work.
8. NSWC Crane's HR Department is moving into the WestGate Academy and will begin paying rent on March 1, 2023.
 - a. This has been a very arduous 3 year process.

- b. At the final walk through on February 28th, the HR Department requested more changes.
- 9. New lights have been installed in the Academy parking lots.

Next was discussion regarding appointment recommendation. Gregg Roudebush resigned from all board positions effective March 1, 2023. The statute states that the County Council will appoint his replacement. Marvin Abshire noted that HB 1085 has been engrossed and may reduce the Commission size to four starting January 1, 2024.

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

APPROVED this 20th day of April, 2023.


Kristi Hartzburg, Secretary