

**Minutes of the Regular Meeting  
of the Greene County Redevelopment Commission  
April 20, 2023**

The regular meeting of the Greene County Redevelopment Commission was held in the Commissioners' Room of the Greene County Courthouse on April 20, 2023 at 9:30 a.m. Present in person were John Mensch, Kristi Hartzburg, Scott Carmichael, and Karen Abrams. Absent was Chris Cornelius. Also present in person were Commission attorney Marvin Abshire, Economic Development Corporation Director Brianne Jerrels, Commissioners Ed Michael and Rick Graves, and Developer Tom Wininger and his business partner Todd Carpenter.

The meeting opened with a pledge to the flag. John Mensch called the meeting to order and welcomed new member Karen Abrams, who the County Council appointed to fill Gregg Roudebush's seat on the Commission.

The first item of business was review and approval of the minutes of the March 16, 2023 regular meeting. Scott Carmichael moved, and Kristi Hartzburg seconded, to waive the reading and approve the minutes as presented. Karen Abrams abstained. The motion passed 3-0-1.

Next, a claim was presented for payment to Big Bear Ridge LLC for mowing services in the sum of \$150.00. Scott Carmichael moved, and Karen Abrams seconded, to approve the claim as presented. Kristi Hartzburg abstained. The motion passed 3-0-1.

Next, Tom Wininger introduced his business partner Todd Carpenter, originally from Lyons, to the Commission. Tom and Todd would like to build and own a restaurant building on Lot 7 in Progress Pointe and possibly the adjoining lot. They plan to over-build to accommodate future growth. Restaurateur Mey Cristobal from Bloomington is willing to operate an American-style, sit-down restaurant. Mey Cristobal's many restaurants are diversified, mostly in Bloomington, Spencer and Ellettsville. The plan is to begin with two meals per day. The project timeline would be one year to design and build.

Tom Wininger shared that he would like to continue to work with the Commission and has ideas for Progress Pointe. Tom has also hired land planner firm Anderson-Bohlander out of Indianapolis to come up with development ideas for the 16 acres at Progress Pointe.

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

1. GCEDC shares the vision for Progress Pointe that Tom Wininger wants to develop.
2. The housing committee is coming back together.
3. Work is in progress with SIDC to apply for an OCRA Community Development Block Grant to update the Comprehensive Plan.
4. Brianne noted she has not heard much from Karl Sexton. Marvin Abshire mentioned he has had contact with Schaeffer Harris engineering group.
5. Brianne recently attended the "Buy Indiana" Expo at French Lick where she spoke with High Bridge owners regarding the project at the former Koch property. They are still pushing the project forward.

John Mensch's WestGate report is summarized as follows:

1. The Microelectronics foundry is moving along slowly. John Mensch participated in a Zoom meeting with Structurepoint. They hope to break ground late 2023 and be up and running in late 2024.
2. NWSC Crane HR has moved into the Academy.
3. USTF hired Bryant Nichoff as CEO, effective May 1<sup>st</sup>.
4. A Hypersonics facility is coming to WestGate.

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

APPROVED this 25th day of May, 2023.

  
Kristi Hartzburg, Secretary