

**Minutes of the Regular Meeting  
of the Greene County Redevelopment Commission  
May 25, 2023**

The regular meeting of the Greene County Redevelopment Commission was held in the Commissioners' Room of the Greene County Courthouse on May 25, 2023 at 9:30 a.m. Present in person were John Mensch, Scott Carmichael, and Karen Abrams. Kristi Hartzburg joined at 9:44 a.m. Absent was Chris Cornelius. Also present in person was Commission attorney Marvin Abshire.

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 April 20, 2023 regular meeting. Scott Carmichael moved, and Karen Abrams seconded, to waive the reading and approve the minutes as presented. The motion passed 3-0.

The next item of business was the annual presentation to governing bodies of taxing units. Marvin Abshire reported that an invitation to attend the meeting was sent to stake holders and governing bodies who have an interest in the TIF District designated as "Greene County Economic Development Area No. 1". The annual presentation by Marvin Abshire commenced at 9:36 a.m. which addressed the Commission's budget with respect to allocated property tax proceeds; long-term plans for the allocation area; and the impact on each of the taxing units. A copy of the presentation is attached to and incorporated into these minutes.

Commission Attorney presented Resolution 2023-01, "Resolution of the Greene County Redevelopment Commission of its Determination of Need to Capture Tax Increment Revenues". The Resolution is an annual formal determination that all TIF increment is needed to service the debt obligations of the Commission and that none of the increment is available to be released back to taxpayers. Scott Carmichael moved, and Karen Abrams seconded, to approve Resolution 2023-01 as presented. The motion passed 3-0.

Kristi Hartzburg was able to join the meeting at this point and voted on subsequent matters.

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

A claim was also presented for payment to LWG CPA's & Advisors for two invoices totaling \$1,012.50. The first invoice in the amount of \$262.50 was for services related to debt management and the second invoice in the amount of \$750.00 was for services related to the 2022 RDC Annual Report. Scott Carmichael moved, and Karen Abrams seconded, to approve the claim as presented. The motion passed 4-0.

The next item of business was the Commission's Non-TIF 2024 budget which is due to the Greene County Auditor on June 16, 2022. A proposed budget was circulated with minor adjustments from the 2023 budget. Scott Carmichael moved, and Kristi Hartzburg seconded, to submit the proposed budget as presented. The motion passed 4-0. A copy of the budget is attached to and incorporated into these minutes.

Economic Development Corporation Director Brianne Jerrels' was not present to provide a report.

John Mensch's WestGate report is summarized as follows:

1. The design for the Microelectronics facility is slowly moving forward.
2. On May 1, 2023, Bryant Niehoff became the first permanent CEO of the Uplands Science and Technology Foundation (USTF).
3. The 37 acres owned by GCRC may be considered for a new sewer treatment plant needed for the Microelectronics foundry. However, only ten acres are needed for the plant. Other locations are being considered.
4. NSA Crane has verbally agreed to accept industrial flow until a new sewer plant is complete.
5. A Hypersonics facility will possibly be built along the south side of SR 558. It will not include a wind tunnel.

6. IU has requested an IU flag be flown at the WestGate Academy. WGA is looking into both new flags running along Innovation Drive and banners attached to the parking lot light poles.
7. On June 12<sup>th</sup> there will be a ribbon cutting for the NSWC Crane HR Department's new location inside the WestGate Academy where they lease 13,000 square feet of space.
8. Consolidated Analysis Center, Inc. (CACI) is seriously considering building out the 6,800 square feet of unfinished space in the WestGate Academy and leasing it.
9. SB 271 was signed into law by the Governor increasing the maximum annual funding to the state's 22 Certified Tech Parks (CTP) from \$100,000 to \$250,000 per CTP. WestGate is the only multi-county CTP in Indiana and is comprised of three CTP's.
10. On June 7<sup>th</sup> the Commanding Officer of NSA Crane, CDR James Smith, will be relieved of command by CDR Louis Martinez.

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

APPROVED this 15th day of June, 2023.

  
\_\_\_\_\_  
Kristi Hartzburg, Secretary

## REDEVELOPMENT COMMISSION PRESENTATION OUTLINE 2023

**A. NAME OF ALLOCATION AREA:** *Greene County Economic Development Area No. 1*, comprised of State Road 67 & 57 Corridor, Technology Park I-69 Corridor, Wright Township Expansion, Westgate@Crane, Technology Park/I-69 Expansion, Community Building Improvements, Grant Township & Richland Township Development, Additional Land Acquisition, Eastern Greene Expansion, and second Eastern Greene Expansion

**B. DATE, TIME AND PLACE OF PRESENTATION**

Date of Redevelopment Commission meeting at which Presentation will occur: May 25, 2023.

Time of Presentation: 9:30 AM or as soon thereafter as the presentation is called on the agenda.

Place of Presentation: Commissioners' meeting room, third floor, Greene County Courthouse.

Date notice provided to taxing units: May 18, 2023.

**C. TAXING UNITS WITH TERRITORY IN ALLOCATION AREA**

**County:** Greene

**Townships:** Township Board of Center Township, Township Board of Fairplay Township, Township Board of Jefferson Township, Township Board of Taylor Township, Township Board of Wright Township, Township Board of Grant Township,

**School Corporations:** Bloomfield School District School Board, Eastern Consolidated School Corporation, White River Valley School District Board of Trustees, Metropolitan School District of Shakamak School Board

**Library District(s):** Bloomfield-Eastern Greene County Public Library Board of Directors, Worthington Jefferson Township Public Library Board of Directors

**City or Town (If Applicable):** None

**Other Taxing Units (If Any):** Center and Jackson Township Fire Protection Territory, Switz City Fire Territory Board of Trustees, Worthington Fire Territory Board of Trustees

**D. BUDGET INFORMATION FOR CALENDAR YEAR 2023**

Anticipated Revenues of Allocation Area in Calendar Year 2023 From TIF Revenues: \$640,900.00.

Anticipated Revenues of Allocation Area, if any, in Calendar Year 2023

From Non-TIF Revenues: \$54,448.00

Sources of Non-TIF Revenues, if any:

Taylor Twp. Fire Lease	\$46,000.00
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Regional Sewer District	\$ 8,448.00
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Anticipated expenditures: \$563,500.00 in TIF lease rental payments.

## **E. REDEVELOPMENT COMMISSION'S LONG-TERM PLANS FOR ALLOCATION AREA**

Anticipated Latest Termination Date of Allocation Area: twenty-five (25) years after the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues derived from the newest addition to the allocation area. That newest addition was approved in 2019 and no obligations have yet been incurred in the area.

Currently Planned Projects In or Serving Allocation Area: Currently there are no planned projects.

Possible Future Projects In or Serving Allocation Area: Contemplated construction of a substantially larger sewer treatment plant by the Greene County Regional Sewer District may require financial assistance from the Commission, particularly with regard to revised infrastructure.

### **Impacts of Allocation Area on Taxing Units**

Positive Impacts: The Commission undertook no projects in 2022 to have either positive or negative impact on the taxing units and currently anticipates no projects in 2023 that will have either positive or negative impact on the taxing units.

Tax Impacts, If Any: The only positive impact would result from release of any portion of the increment. As the entire increment is needed to service debt incurred and has been retained, no increment will be released.

ID

YEAR

CO

TYPE

KEY

BUDGET ESTIMATE FOR 2024

(Office, Board, Commission, Department, Institution or Fund)

Greene County Redevelopment Commission

(If City, Town or Fire Protection District Budget, Enter Name)

Greene

(If County Budget, Enter County Name)

For Calendar Year 2024

		Items	Total Estimate	Approved
1 PERSONAL SERVICES	Salaries and Wages			
	none			
	Employee Benefits			
	none			
	Other Personal Services			
Total Personal Services			\$ -	
2 SUPPLIES	Office Supplies			
	Operating Supplies			
	Miscellaneous Supplies		2,000.00	
	Postage		200.00	
	Repair and Maintenance Supplies			
	Other Supplies			
			\$ -	

[illegible]

		Items	Total Estimate	Approved
4 CAPITAL OUTLAYS	Land			
	Buildings			
	Improvements Other Than Building			
	Machinery and Equipment			
	Other Capital Outlays			
Total Capital Outlays			\$ -	
TOTAL BUDGET ESTIMATE			\$ 50,000.00	

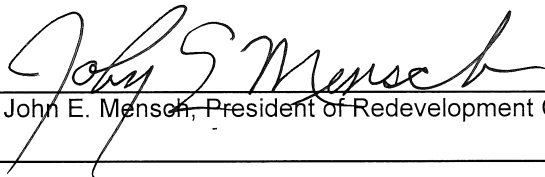
(I) (We) hereby certify that the foregoing is a true and fair estimate of the necessary expense of the \_\_\_\_\_

Greene County Redevelopment Commission

(Name of Office, Board, Commission, Department, Institution or Fund)

for the calendar year 2024 for the purposes therein specified.

Dated this 25th day of May, 2023



John E. Mensch, President of Redevelopment Commission

Signature and Title of Officer(s) or Department Head



\_\_\_\_\_, \_\_\_\_\_ County, Indiana  
(Name of Office, Department, Board or Agency)

The following statement shows the salaries and wages proposed to be paid to officers and employees of the above named offices, department, board or agency during the calendar year.

<u>Title of Position or Employees Classification</u>	<u>Number</u>	<u>Rate of Monthly Salary</u>	<u>Total Annual Salaries</u>
		\$	\$
none			
Totals		\$	0.00

<u>Title of Position or Employee Classification</u>	<u>Rate of Pay*</u>
	\$ _____ Per _____
none	

\*Show rate of pay per month, week, day, hour, etc

Submitted By: John E. Mensch  
(Signature)

**Date** 5/25/2023

John E. Mensch, President  
(Title)

NOTES:

- (1) This statement must be filed **IN DUPLICATE** with the County Auditor on or before July 15 each year for salaries and wages to be paid in the ensuing year.
- (2) The number and salaries to be paid full time officers and employees must be fixed by the County Council. The rates of pay for part time and hourly employees shall likewise be fixed by the County Council but the number to be employed is limited only by the funds appropriated. Therefore, the amount to be requested in the budget for part time and hourly employees need not be included in this statement.
- (3) The County Auditor shall complete the reverse side of this form and return one copy to the officer or head of the department, board of agency within 3 days after action thereon by the County Council.