

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

The regular meeting of the Greene County Redevelopment Commission was held in the Commissioners' Room of the Greene County Courthouse on July 20, 2023, at 9:30 a.m. Present in person were John Mensch, Chris Cornelius, Karen Abrams, and Kristi Hartzburg. Absent was Scott Carmichael. Also present in person were Commission attorney Marvin Abshire, Greene County Economic Development Director Brianne Jerrels, USTF CEO Bryant Niehoff, and Commissioner Ed Michael.

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 June 15, 2023, regular meeting. Chris Cornelius moved, and Kristi Hartzburg seconded, to waive the reading and approve the minutes as presented. The motion passed 4-0.

A claim was presented for payment to Big Bear Ridge LLC for mowing and bushhog services in the sum of \$375.00. Karen Abrams moved, and Chris Cornelius seconded, to approve the claim as presented. Kristi Hartzburg abstained. The motion passed 3-0-1.

Next, USTF CEO Bryant Niehoff presented Uplands Science & Technology Foundation, Inc.'s (USTF) proposed option to purchase the Redevelopment Commission's 37 acres of farmland located in Daviess County. The proposed ten-year option grants USTF the right to purchase the real estate for \$23,000.00 per acre, upon notice of exercise of its option, with the price to be adjusted annually by increasing the amount by 1.5% on each anniversary date. The original option period may be extended for (1) term of five years by USTF serving written notice of extension. Bryant noted that the model that was developed for the three counties is for USTF to acquire options and market and sell the land to the end user for a mixed-use district, making USTF a clearinghouse for real estate sales within the tech park. Upon exercise of the option, USTF would briefly own the property immediately preceding closing with a developer and would pay the Commission the option price at closing. Bryant

further noted that currently, it appears the 37 acres is not the best site for the full build out of a 5 million gallon per day plant since it is at the heart of the Tech Park and likely will be the next area for extended development. Bryant stated he wanted to introduce the concept and he also acknowledged the statutory processes that are required of the Redevelopment Commission. USTF is a central development organization and partners include LEDO's and TUFF. USTF's ownership of the option allows development and closing on properties to be much quicker since it is a non-government entity and not subject to county government's statutory requirements to sell real estate. USTF is open to a member of the Regional Sewer District or Redevelopment Commission serving on its board for oversight. Chris Cornelius mentioned a concern that a piece of land could be landlocked and not sold and therefore no use to Greene County. Marvin Abshire noted that the 37 acres was not included in the last offering, but appraisals have been completed. The offering process, which would take approximately 60 days, must be conducted prior to entering into an option agreement. Brianne Jerrels noted that she and the GCEDC have confidence that USTF projects will align with the Master Plan. Bryant added that USTF would like to work on development at Progress Pointe but left it out because it was aware the Redevelopment Commission was in discussion with another developer.

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

1. USTF will structure a survey among current tenants regarding what mix-use development might look like at Progress Pointe and what would be the best use, perhaps a childcare facility or co-workspace.
2. Brianne attended a USDA inter-agency work group regarding Broadband Equity, Access and Deployment Program (BEAD). Data needs to be gathered for underserved areas for broadband.
3. Brianne also attended a Mid-States Corridor update meeting. There is not much new information. Studies and planning still need to be worked out. Route "P" remains the selected route which is good for Greene County.

John Mensch's WestGate report is summarized as follows:

1. A location for the new sewer plant for WestGate is still being discussed. A preferred site has been designated, but not purchased.

2. The design of the new Microelectronics facility is moving forward very slowly. The opening date has been pushed back from Q4 of 2024 to Q1 of 2025.
3. Substantial funding is needed for all necessary infrastructure requirements for water, sewer, electricity, gas, and roads.
4. Lonnie Hawkins, representing Martin County, has resigned from the WGA. Martin County is looking for a replacement.
5. Natalie Smith, representing Daviess County since 2015, has resigned from the WGA and was replaced by Daviess County Councilman, Darin Holder.
6. After three years of work, the NSWCR Crane HR Dept. moved into the WG Academy and just last week rent for the first three months was received, and the GSA lease was signed.
7. The Academy is full and has very limited space for additional tenants, including co-working spaces which are typically small rooms.

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

APPROVED this 14th day of August, 2023.



Kristi Hartzburg, Secretary