

**Minutes of the Regular Meeting  
of the Greene County Redevelopment Commission  
August 14, 2023**

The regular meeting of the Greene County Redevelopment Commission was held in the Commissioners' Room of the Greene County Courthouse on August 14, 2023, at 9:30 a.m. Present in person were John Mensch, Chris Cornelius, Karen Abrams, Kristi Hartzburg, and Scott Carmichael. Also present in person were Commission attorney Marvin Abshire, Developer Tom Wininger, and Commissioner Rick Graves.

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 July 20, 2023, regular meeting. Karen Abrams moved, and Chris Cornelius seconded, to waive the reading and approve the minutes as presented. Scott Carmichael abstained. The motion passed 4-0-1.

Wininger Construction Inc. developer Tom Wininger presented a conceptual land use plan for commercial development of Progress Pointe at WestGate. Tom noted he is working with land planner firm Anderson-Bohlander and shared a handout of the plan for each parcel in the following order.

1. Parcel D (2.32A) - Initial development with a nearly 10,000 square foot restaurant, working with partner Todd Carpenter and restaurateur Mey Cristobal. The entire footprint will not be used at first, to accommodate future growth. The restaurant will serve American-style fare.
2. Parcel C (1.97A) - Proposed convenience store, vehicle charging station, no gas.
3. Parcel B (1.67A) - Commercial retail.
4. Parcel G (7.75A) - Residential townhomes. A large ravine is involved requiring cost and drainage analysis. Part of this parcel is owned by the hotel and would require acquisition.
5. Parcel H (0.60A) - Shared open green space/park.
6. Parcel F (3.10A) - Commercial/Industrial; possibly with second story residences.
7. Parcel E (1.38A) - TBD

8. Parcel A (3.38A) - Owned by hotel.

Tom would like to tackle one parcel at a time and made a verbal proposal for right of first refusal (ROFR) or option on all parcels in Progress Pointe. Tom Wininger will work with his attorney on a letter proposal.

Tom Wininger noted that he has 10 buildings finished at Westcott Subdivision and 7 more going up. All infrastructure should be complete in September 2023. Tom is trying to anticipate the housing demand that will come with the microelectronics facility.

The next item of business was Second Modification of Sale and Purchase Agreement and Option to Purchase between the Greene County Redevelopment Commission and High Bridge Solutions Properties, LLC. The modified agreement extends the construction initiation period from twelve (12) months to twenty-three (23) months and the modified date for starting construction of the contemplated improvements to the real estate is December 31, 2023. Chris Cornelius moved, and Scott Carmichael seconded, to approve the second modified agreement as presented. The motion passed 5-0.

A claim was presented for payment to LWG CPA's & Advisors for professional services related to the Semi-Annual Cash Flow report in the amount of \$1,000.00. Karen Abrams moved, and Chris Cornelius seconded, to approve the claim as presented. The motion passed 5-0.

A second claim was presented for payment to Big Bear Ridge LLC for mowing services in the sum of \$150.00. Chris Cornelius moved, and Scott Carmichael seconded, to approve the claim as presented. Kristi Hartzburg abstained. The motion passed 4-0-1.

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

John Mensch's WestGate report is summarized as follows:

1. The sewer plant concept for the microelectronics facility is ongoing.
2. The microelectronics contract will hopefully be signed this week.
3. Crane is still looking at building a hypersonic facility along the south side of SR 558 that will not include a wind tunnel.

In other matters, Kristi Hartzburg asked about BIC and paying taxes. Marvin Abshire explained the agreement for Payment in Lieu of Taxes (PILOT) and failure to file non-profit form.

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

APPROVED this 5th day of October 2023.



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Kristi Hartzburg, Secretary