

**Minutes of the Regular Meeting
of the Greene County Redevelopment Commission
October 5, 2023**

The regular meeting of the Greene County Redevelopment Commission was held in the Commissioners' Room of the Greene County Courthouse on October 5, 2023, at 9:30 a.m. Present in person were John Mensch, Kristi Hartzburg, Karen Abrams, and Scott Carmichael. Absent was Chris Cornelius. Also present in person were Commission attorney Marvin Abshire, Economic Development Director Brianne Jerrels, Commissioners Ed Michael and Rick Graves, Restaurateur Mey Cristobal, and Developer Tom Wininger.

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 August 14, 2023, regular meeting. Karen Abrams moved, and Scott Carmichael seconded, to waive the reading and approve the minutes as presented. It is noted that the September 21, 2023, regular meeting was rescheduled to October 5, 2023, due to a lack of quorum. The motion passed 4-0.

The next item of business was ratification of payment of claims. In the absence of a quorum for the September 19, 2023, meeting, President John Mensch signed two claims. The first claim was for payment to LWG CPA's & Advisors for professional services related to the TIF Neutralization in the amount of \$300.00 and the second was to Big Bear Ridge LLC for mowing and bush hogging services in the sum of \$1,000.00. Scott Carmichael moved, and Karen Abrams seconded, to ratify John Mensch's action to approve payment to LWG CPA's and Advisors in the amount of \$300.00. The motion passed 4-0. Next, Scott Carmichael moved, and Karen Abrams seconded, to ratify John Mensch's action to approve payment to Big Bear Ridge LLC in the amount of \$1,000.00. Kristi Hartzburg abstained. The motion passed 3-0-1.

Economic Development Corporation Director Brianne Jerrels provided a report as follows:

1. Broadband and housing continue to be a priority.
2. OCRA's Next Level Connections Grant Program is in round 4. An internet service provider helped with addresses to verify under-served and those with no provider. The provider will send the information to OCRA for the October 6, 2023, deadline.
3. The Economic Development Corporation is preparing to outsource accounting and payroll to Matt Miller, upon completion of audit.

John Mensch's WestGate report is summarized as follows:

1. The microelectronics facility and sewer plant are at the forefront.
2. A hypersonic facility is coming to WestGate and will create approximately 400 jobs.
3. Applied Research Institute (ARI) will lease the final 6,800 square feet at the Academy. They will finish the space and enter a long-term lease.
4. Purdue University signed a contract pledging a \$40M investment in WestGate.
5. Indiana University has committed to invest \$30M in WestGate.

The next item of business was Progress Pointe restaurant discussion. Developer Tom Wininger presented an updated plan for Progress Pointe. Tom started by updating the Commission that paving is complete at Westcott and over 100 lots are build-ready. Nine homes are under lease, one is a model, and seven are underway.

Prior to the meeting, a letter of intent was circulated on behalf of Tom Wininger to purchase Lot 7 at Progress Pointe Phase 2 for a restaurant with an option to purchase Lots 4, 5, 6, 8 and 9. Tom Wininger noted he would rather use Lot 9 instead of Lot 7 as a restaurant site facing Progress Way with Lot 9 being closer to the hotel. Tom wants to start restaurant construction shortly after the microchip facility construction starts. The restaurant will be a large building with areas for private meetings and will offer plenty of parking. The restaurant will have both indoor and outdoor seating with a total seating capacity of 150. Plans also include adding vehicle charging stations to the parking area of the restaurant.

Restauranter Mey Cristobal would like to serve more healthy American food with a mix of Mexican food, a drive-up coffee shop and small liquor store all in one building. Mey is considering restaurant hours to be 8:00 a.m. to 9:00 p.m. and serve breakfast, lunch, and dinner.

The Commission and its attorney had several questions for Tom Wininger regarding the proposed letter of intent. Tom is very amenable to revisions and agreed that his attorney Greg Lauer and Marvin Abshire can work together on a revised letter of intent and work from there.

Tom Wininger added that the land planning firm of Anderson Bohlander believes the WestGate entrance should be County Line Road.

In other business, Kristi Hartzburg asked if there was follow-up regarding placing a stop sign at the end of Progress Pointe where it enters County Line Road. She also noted the street sign is gone, leaving just a pole. Kristi thinks a street sign is important if the Commission is trying to promote the area and she will contact Commissioner Abrams about the signage.

John Mensch noted Steve Hildenbrand is interested in purchasing Lot 2 of Progress Pointe for 10'x20' steel storage "CONEX boxes" with wooden floors. The units would rent for \$100.00 per month with the first month free. Lot 2 is somewhat isolated from the other lots and is not part of Tom Wininger's proposal.

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

APPROVED this 19th day of October, 2023.


Kristi Hartzburg, Secretary