

**Minutes of the Regular Meeting  
of the Greene County Redevelopment Commission  
October 19, 2023**

The regular meeting of the Greene County Redevelopment Commission was held in the Commissioners' Room of the Greene County Courthouse on October 19, 2023, at 9:30 a.m. Present in person were John Mensch, Kristi Hartzburg, and Scott Carmichael. Absent were Karen Abrams and Chris Cornelius. Also present in person were Commission attorney Marvin Abshire, Economic Development Director Brianne Jerrels, Commissioners Ed Michael and Rick Graves, and Steve Hildenbrand.

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 October 5, 2023, regular meeting. Scott Carmichael moved, and Kristi Hartzburg seconded, to waive the reading and approve the minutes as presented. The motion passed 3-0.

The next item of business was discussion of revised letters of intent from Wininger Construction, Inc. The first proposal is to purchase Lot Number Nine (9) consisting of approximately 1.68 acres, located in Progress Pointe Phase 2 for \$16,800.00. The planned use for Lot 9 is to develop and construct, for sale or lease, commercial improvements with the intent of selling or leasing to a third-party restaurant operator. This proposal also allows the Greene County Redevelopment Commission to repurchase Lot 9 in the event Wininger Construction does not commence development of Lot 9 within one year from the date of closing.

The second proposal is a Right of First Refusal (ROFR) for Lots 4, 5, 6, 7, and 8 in Progress Pointe Phase 2. The current planned use of the ROFR lots is to develop and construct, for sale or lease, a mixed-use development consisting of retail use and/or workforce housing, all of which would be subject to the Greene County Redevelopment Commission's approval. Should Wininger Construction and Greene County Redevelopment Commission enter a Purchase Agreement, the proposal contains a claw back provision allowing the Redevelopment Commission to repurchase the

ROFR lots in the event Wininger Construction does not commence development on ROFR lots within one year from the date of the applicable closing. No action was taken on either proposal.

The next item of business was Resolution 2023-02, “Greene County Redevelopment Commission Resolution Accepting Transfer of Real Estate From Greene County Redevelopment Authority”. The Redevelopment Authority is the owner of certain improved real property located along East County Road 800 South (County Line Road) in Daviess County containing 37.38 acres. The Authority has become aware that development of the Authority Property is imminent and that such development will serve and benefit Westgate Technology Park and will enhance the ability of all three county participants in the technology park to foster new economic development projects. The Greene County Redevelopment Commission has a clear statutory mission regarding economic development and is in the best position to develop property and to work with developers already involved in planning the development. Scott Carmichael moved, and Kristi Hartzburg seconded, to approve Resolution 2023-02 as presented authorizing and directing the President of the Commission to execute and deliver all additional documents necessary to accomplish the purposes of the resolution. The motion passed 3-0.

Prior to the meeting, a Grant of Right of Entry was circulated. American Structurepoint, Inc. has been retained by Westgate@Crane Authority to conduct a survey and field investigation, for design of a wastewater treatment plant anticipated to be constructed on the real estate along East County Road 800 South (County Line Road) in Daviess County containing 37.38 acres. The right of entry shall be effective upon execution and shall continue to be available to American Structurepoint, Inc., through October 18, 2024. Kristi Hartzburg moved, and Scott Carmichael seconded, to approve the Grant of Right of Entry as presented. The motion passed 3-0.

The next item of business was an expressed interest by Stephen Hildenbrand to purchase Lot 2 at Progress Pointe Phase 2 for 10’x20’ steel storage “CONEX boxes” with wooden floors. Stephen Hildenbrand has communicated with John Mensch inquiring about a purchase price. Kristi Hartzburg would like to see plans for the project. No action was taken.

No claims were presented for approval.

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

1. GCEDC partnered with an internet service provider to verify addresses of under-served and those with no internet provider. The provider submitted the addresses to OCRA for consideration.
2. Greene County has had two recipients for the MakeMyMove incentive program. Both recipients work for Amentum and live in Westcott subdivision.
3. GCEDC continues to work on small business growth and youth retention.

John Mensch's WestGate report is summarized as follows:

1. WestGate's 5-year recertification of Tech Park was submitted.
2. USTF is working with Strongbox regarding covenants and restrictions.
3. IU announced a commitment of \$111M; \$53.5M will be invested in laboratories and other facilities, equipment and faculty start-up costs to support key research areas with defense applications; increase research partnerships; expand federal grants and contracts; and create additional opportunities for IU and Crane personnel to collaborate.
4. Banners for three universities are to be mounted on light poles at the Academy by REMC.
5. White River Military Coordination Alliance Fifth will be hosting a 5-year celebration on Crane base.
6. Leidos, that owns Dynetics, involved in hypersonics, held an event at the Academy.

In other business, Marvin Abshire questioned if the Commission would like to conduct an executive session for strategy discussion related to real estate at Progress Pointe Phase 2. The Commission scheduled an executive session for Wednesday, November 1, 2023, at 9:30 a.m. in the Commissioners' meeting room.

There being no further business, Kristi Hartzburg moved, and Scott Carmichael seconded, to adjourn. The motion passed 3-0.

APPROVED this 20th day of November, 2023.

  
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Kristi Hartzburg, Secretary