

**Minutes of the Regular Meeting
of the Greene County Redevelopment Commission
April 18, 2024**

The regular meeting of the Greene County Redevelopment Commission was held in the Commissioners' Room of the Greene County Courthouse on April 18, 2024, at 9:30 a.m. Present in person were John Mensch, Karen Abrams, Joshua Riggins, Scott Carmichael, and Kris Jarman. Also present in person were Commission Attorney Marvin Abshire, Commissioners Rick Graves and Ed Michael, Daviess County LEDO Bob Grewe, and Economic Development Director Brianne Jerrels.

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 March 21, 2024, regular meeting. Scott Carmichael moved, and Karen Abrams seconded, to waive the reading and approve the minutes as presented. The motion passed 5-0.

Two claims were submitted for approval. The first claim was presented for payment to LWG CPA's & Advisors in the amount of \$1,750.00 for professional services relating to broadband. The second claim was presented for payment to Big Bear Ridge LLC in the amount of \$150.00 for mowing services. Scott Carmichael moved, and Joshua Riggins seconded, to approve both claims as presented. The motion passed 5-0.

The next item of business was Redevelopment Commission reporting requirements. Marvin Abshire noted annually the Commission is required to file its report to the Gateway which has been done. There will also be a public presentation at the May meeting, after which, a Resolution will be presented to consider whether or not to retain all of the TIF increment.

Next, Daviess County LEDO Bob Grewe presented a signage proposal for WestGate@Crane Technology Park near Progress Pointe Phase II, to be funded by ROI grant funds. Contractor Johnny's Signs Inc. out of Bedford suggested sign placement at Progress Pointe adjacent to the BIC. Bob provided concepts for the sign which is proposed to be double-sided and will need electricity for

backlighting. Bob noted an easement or license to access, install, maintain, and provide utilities will be necessary. Attorney Brent Stuckey has drafted a proposed template license agreement that will likely contain a 5-year term with 1-year renewable. The Commission wholly agreed they would like to see signage on Lot 2 of Progress Pointe Phase II, closer to Highway 231 than proposed. Bob Grewe will investigate the matter further.

Commissioner Rick Graves addressed the Commission regarding the 37.38 acres in Daviess County owned by the Redevelopment Commission. American Structurepoint determined that this parcel will be the site for a new wastewater treatment plant with access from County Line Road. Test borings are scheduled for next week which the Redevelopment Commission has already authorized. The Commissioners have been working with Daviess County and Martin County on a Memorandum of Understanding. Greene County Commissioners have determined that the county will provide a sum of money and contribute the 37.38 acres in Daviess County. The actual footprint of the wastewater treatment plant will be 5 acres, which will require easements if the Regional Sewer District does not own the entire property. Kris Jarman asked about odor and proximity to housing. Rick noted the plant location will be within a tree-lined area and also more than 500 feet from the closest existing residences. The Commissioners are requesting the Redevelopment Commission convey the entire parcel to the Regional Sewer District. Scott Carmichael moved, and Karen Abrams seconded, to convey the entire 37.38 acres of real estate in Daviess County to the Regional Sewer District. The motion passed 5-0.

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

1. GCEDC is working with ROI to support their application for READI grant funds.
2. The Housing Committee, SIDC, and ROI would like to organize a workshop regarding housing development.
3. Housing goes hand in hand with broadband. The county recently passed an Infrastructure Development Zone which will facilitate providing broadband to Greene County.

John Mensch's WestGate report is summarized as follows:

1. Crane is still working on a hypersonics building.
2. ARI is finishing construction on second floor at the Academy.
3. IEDC conducted their most recent board meeting at the Academy with Governor Holcomb in attendance.
4. The Secretary of Commerce announced the intention that the CHIPS Act money will be fully distributed this year.
5. Walking trails are a topic of discussion at the tech park.
6. READI 2.0 announced Indiana Uplands will receive \$30M. Distribution to specific projects within the region remains to be determined.

There being no further business, Kris Jarman moved, and Scott Carmichael seconded, to adjourn. The motion passed 5-0.

APPROVED this 16th day of May, 2024.



Joshua G. Riggins, Secretary