

**Minutes of the Regular Meeting
of the Greene County Redevelopment Commission
April 17, 2025**

The regular meeting of the Greene County Redevelopment Commission was held in the Commissioners' Room of the Greene County Courthouse on April 17, 2025, at 9:30 a.m. Present in person were John Mensch, Joshua Riggins, Kris Jarman, and Karen Abrams. Absent was Scott Carmichael. Also present in person were Commission attorney Marvin Abshire, LWG CPA's & Advisors representative Jim Higgins, 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 from the March 20, 2025, regular meeting. Joshua Riggins moved, and Kris Jarman seconded, to waive the reading and approve the minutes as presented. The motion passed 4-0.

No claims were presented.

An engagement letter from Barnes & Thornburg LLP was circulated prior to the meeting offering special counsel services in connection with the granting by the Commission of its incentives for the Prometheus Energetics, LLC project. Joshua Riggins moved, and Kris Jarman seconded, to authorize the President of the Commission to sign the engagement letter as presented. The motion passed 4-0.

The next item of business was consideration and possible action regarding a proposed Allocation Area. Marvin Abshire noted the proposed allocation area will be a fairly large area but it is not yet ready for presentation. Kris Jarman asked if there are any cons to having such a large area. Marvin noted it will not affect any residential properties, but it will simply shift the tax recovery for new construction to the Redevelopment Commission instead of to the Greene County General Fund. Karen asked about the impact of Senate Bill 1. Jim Higgins noted SB-1 is a 346-page document and

was passed earlier this week. If business personal property taxes are reduced, then businesses will pay less, and the county would lose its 20% share. Local Income Taxes may go up to offset this reduction.

Jim Higgins further noted the annual entity meeting will need to take place during the May 2025, Redevelopment Commission meeting.

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

John Mensch's WestGate report is summarized as follows:

1. Crane wants to look at the daycare survey.
2. Love's Travel Stop wants to build at the interchange of Highway 231 and I-69.
3. WestGate Authority voted to approve a camera system at the Academy to be installed by Smithville.
4. Rick Graves asked the Redevelopment Commission to pay \$20,000 to Wessler Engineering to complete task orders requested by the Regional Sewer District for a study regarding sewer needs for three new projects. Karen Abrams moved, and Joshua Riggins seconded, to pay Wessler Engineering for task orders on behalf of the Regional Sewer District not to exceed \$20K for wastewater budget and design estimates for Prometheus, Loves Travel Stop, and INDOT's truck stop. The motion passed 4-0.
5. RCE and CACI buildings will be constructed in Martin County.
6. Senate Bill 465 may increase funding for Tech Parks.
7. John received an email from Dollar General Store wanting to construct a store by the hotel in Progress Pointe. Joshua Riggins moved, and Kris Jarman seconded, to vote against a Dollar General store in Progress Pointe. The motion passed 4-0.
8. WestGate tenant information was collected for IEDC. WestGate currently employs 1,016 workers at an average salary of \$89,600 per year for a total park payroll of over \$91M.

The next order of business was consideration of changing the Redevelopment Commission's meeting date and time since the preceding Regional Sewer District meetings seem to be running long. Kris Jarman moved, and Joshua Riggins seconded, to move the regular Redevelopment Commission

meetings to the fourth Thursday of each month beginning at 8:30 a.m. starting with May 22, 2025.
The motion passed 4-0.

There being no further business, Kris Jarman moved, and Joshua Riggins seconded, to adjourn. The motion passed 4-0.

APPROVED this 22nd day of May, 2025.

Joshua G. Riggins, Secretary