

**Minutes of the Regular Meeting  
of the Greene County Redevelopment Commission  
May 22, 2025**

The regular meeting of the Greene County Redevelopment Commission was held in the Commissioners' Room of the Greene County Courthouse on May 22, 2025, at 8:30 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, Commissioner Rick Graves, Economic Development Director Brianne Jerrels, Eastern-Greene Superintendent Doug Lewis, Bloomfield-Eastern Greene Library Director Jessica McKamey and USTF CEO Bryant Niehoff.

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 April 17, 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.

The next item of business was the annual presentation to governing bodies of taxing units. Marvin Abshire reported that an invitation to attend the meeting was sent to stakeholders and governing bodies who have an interest in the TIF District designated as "Greene County Economic Development Area No. 1". The annual presentation by Marvin Abshire addressed the Commission's budget with respect to allocated property tax proceeds; long-term plans for the allocation area; and the impact on each of the taxing units. At the conclusion of the presentation Marvin Abshire offered an opportunity for comments or questions. No comments or questions were received. A copy of the presentation is attached to and incorporated into these minutes.

Commission Attorney then presented Resolution 2025-02, "Resolution of the Greene County Redevelopment Commission of its Determination of Need to Capture Tax Increment Revenues". The Resolution is an annual formal determination that all TIF increment is needed to service the debt obligations of the Commission and projects and that none of the increment is available to be released

back to taxpayers. Karen Abrams moved, and Kris Jarman seconded, to approve Resolution 2025-02 as presented. The motion passed 4-0.

Two claims were submitted for approval. The first claim was presented for payment to Wessler Engineering in the amount of \$62.50 for professional services relating to a sanitary sewer study. The second claim was presented for payment to Big Bear Ridge LLC in the amount of \$445.00 for mowing services. Joshua Riggins moved, and Karen Abrams seconded, to approve both claims as presented. The motion passed 4-0.

The next item of business was the Commission's Non-TIF 2026 budget which is due to the Greene County Auditor on or before June 30, 2025. A draft of the budget using the same figures as 2025 was circulated. After discussion and questions, Joshua Riggins moved, and Kris Jarman seconded, to approve the budget as presented. The motion passed 4-0.

Economic Development Corporation Director Brianne Jerrels' report is summarized as follows:

1. The housing committee met yesterday. Kristen Weida, with Bloomington Board of Realtors joined the board in January and will spearhead the housing committee. This first meeting was a preliminary meeting discussing barriers, opportunities, and key players. They plan to meet monthly.
2. Prometheus is progressing. Meetings are taking place every two weeks between Brianne, Commissioner Abrams, and Simon Shewmaker with ACMI.
3. One complainant has been connected with ACMI.
4. Brianne's new assistant starts next week.
5. Indiana Rail Road Vice President of Business Development Brian Jonaitis was introduced to Simon Shewmaker regarding possible rail service at Prometheus.

John Mensch's WestGate report is summarized as follows:

1. The Legislature shut down a funding increase for CTPs.
2. High Bridge ribbon cutting will take place on June 12, 2025, at 2:00 p.m.
3. Matt Craig is retiring from RADIUS. His replacement is Ben Harkness.

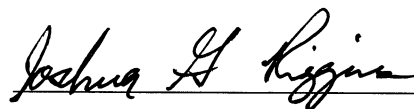
4. The Bob Jackson property acquisition is in slow motion. Bob now is considering an outright sale of all his property rather than retention of life estate in residence and 5 acres.
5. The daycare survey finished 6 weeks ago, but it is not moving right now.
6. Growth at WestGate continues with High Bridge, Hypersonic facility, CACI, and RCE facility.

In other business, John Mensch noted he and Bryant Niehoff have been in contact with Brent Kress and Derek Young, who bought the 1-acre tract on 1927 E County Line Road, Newberry. Kress and Young are now negotiating to purchase the adjacent 1.5-acre tract located at the corner of E County Line Road, Newberry and West Gate Road, Newberry. John Mensch proposed that the Redevelopment Commission help purchase the 1.5-acre tract by granting \$85K of the \$170K purchase price, with no abatement and allow Kress and Young one year to commence construction. According to Bryant's calculations the Redevelopment Commission would benefit from this proposal compared to offering a tax abatement. The intended use of the property is mostly a spec building with "flex space". After a lengthy discussion, no action was taken.

Next, Joshua Riggins moved, and Kris Jarman seconded, to move the regular June 2025 meeting from June 26, 2025, to June 24, 2025, to begin at 3:00 p.m. or immediately following the executive session. The motion passed 4-0.

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

APPROVED this 24th day of June, 2025.

A handwritten signature in black ink, reading "Joshua G. Riggins", written over a horizontal line.

Joshua G. Riggins, Secretary

## REDEVELOPMENT COMMISSION PRESENTATION OUTLINE 2025

**A. NAME OF ALLOCATION AREA:** *Greene County Economic Development Area No. 1*, comprised of State Road 67 & 57 Corridor, Technology Park I-69 Corridor, Wright Township Expansion, Westgate@Crane, Technology Park/I-69 Expansion, Community Building Improvements, Grant Township & Richland Township Development, Additional Land Acquisition, Eastern Greene Expansion, and second Eastern Greene Expansion.

**B. DATE, TIME AND PLACE OF PRESENTATION**

Date of Redevelopment Commission meeting at which Presentation will occur: **May 22, 2025.**

Time of Presentation: **8:30 AM or as soon thereafter as the presentation is called on the agenda.**

Place of Presentation: Commissioners' meeting room, third floor, Greene County Courthouse.

Date notice provided to taxing units: May 8, 2025.

**C. TAXING UNITS WITH TERRITORY IN ALLOCATION AREA**

**County:** Greene

**Townships:** Township Board of Center Township, Township Board of Fairplay Township, Township Board of Jefferson Township, Township Board of Taylor Township, Township Board of Wright Township, Township Board of Grant Township,

**School Corporations:** Bloomfield School District School Board, Eastern Consolidated School Corporation, White River Valley School District Board of Trustees, Metropolitan School District of Shakamak School Board

**Library District(s):** Bloomfield-Eastern Greene County Public Library Board of Directors, Worthington Jefferson Township Public Library Board of Directors

**City or Town (If Applicable):** None

**Other Taxing Units (If Any):** Center and Jackson Township Fire Protection Territory, Switz City Fire Territory Board of Trustees, Worthington Fire Territory Board of Trustees

**D. BUDGET INFORMATION FOR CALENDAR YEAR 2024**

Revenues of Allocation Area in Calendar Year 2024 From TIF Revenues: \$672,335.00.

Revenues of Allocation Area in Calendar Year 2024

From Non-TIF Revenues: \$52,336.00

Sources of Non-TIF Revenues, if any:

Taylor Twp. Fire Lease	\$46,000.00
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Regional Sewer District	\$ 6,336.00
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Expenditures: \$539,500.00 in 2024 TIF lease rental payments.

**E. BUDGET INFORMATION FOR CALENDAR YEAR 2025**

Anticipated Revenues of Allocation Area in Calendar Year 2025 From TIF Revenues: \$796,204.00.

Anticipated Revenues of Allocation Area, if any, in Calendar Year 2025

From Non-TIF Revenues: \$63,808.00

Sources of Non-TIF Revenues, if any:

Taylor Twp. Fire Lease	\$46,000.00
Regional Sewer District	\$17,808.00

Anticipated expenditures: \$541,500.00 in 2025 TIF lease rental payments.

**F. REDEVELOPMENT COMMISSION'S LONG-TERM PLANS FOR ALLOCATION AREA**

Anticipated Latest Termination Date of Allocation Area: twenty-five (25) years after the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues derived from the newest addition to the allocation area. That newest addition was approved in 2019 and no obligations have yet been incurred in the area.

Currently Planned Projects In or Serving Allocation Area: Currently there are no planned projects.

Possible Future Projects In or Serving Allocation Area: Dramatically increased interest in real estate in the county may result in a need to assist with infrastructure development serving those properties of interest, should development come to fruition. Interest is driven by NSA Crane's involvement in hypersonic research and other high level electronics involvement and by the pending development of Westgate One microprocessor foundry just across the county line into Daviess County.

**Impacts of Allocation Area on Taxing Units**

Positive Impacts: The Commission undertook no projects in 2024 to have either positive or negative impact on the taxing units and currently anticipates no projects in 2025 that will have either positive or negative impact on the taxing units.

Tax Impacts, If Any: The only positive impact would result from release of any portion of the increment. As the entire increment is needed to service debt incurred and has been retained, no increment will be released.