

**Minutes of the Regular Meeting  
of the Greene County Redevelopment Commission  
July 24, 2025**

The regular meeting of the Greene County Redevelopment Commission was held in the Commissioners' Room of the Greene County Courthouse on July 24, 2025, at 8:30 a.m. Present in person were John Mensch, Kris Jarman, Scott Carmichael, and Karen Abrams. Absent was Joshua Riggins. Also present in person were Commission attorney Marvin Abshire, Economic Development Director Brianne Jerrels, Battery Innovation Center CEO and President Les Alexander, 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 June 24, 2025, executive session and the June 24, 2025, regular meeting. Kris Jarman moved, and Scott Carmichael seconded, to waive the reading and approve both sets of minutes as presented. The motion passed 3-0.

Karen Abrams arrived at 8:36 a.m.

Next, Battery Innovation Center (BIC) CEO and President Les Alexander introduced himself to the Commission. Mr. Alexander noted BIC receives 25% of its revenue from the state. Currently, IEDC has frozen the grants. BIC receives 35% of its revenue from federal government contracts. BIC lost an additional 35% of its budget due to budget freezes and loss of federal contracts. BIC has been paying its vendors out of its own funds that would normally be paid out of state funds. Mr. Alexander requested an extension of 30-45 days to make the next semi-annual PILOT payment due before August 1, 2025, in the amount of \$112,693.68. Kris Jarman moved, and Scott Carmichael seconded, to receive a BIC's plan for payment to the Commission at the September 25, 2025, meeting. John Mensch, Kris Jarman, and Scott Carmichael voted aye. Karen Abrams voted nay. Motion passed 3-1.

Three claims were submitted for approval. The first claim was presented for payment to LWG CPA's & Advisors in the amount of \$787.50 for professional services. The second claim was presented for payment to Big Bear Ridge LLC in the amount of \$260.00 for mowing services. The third claim was presented for payment to Wessler Engineering in the amount of \$10,425.00 for professional services relating to a sanitary sewer study. Scott Carmichael moved, and Kris Jarman seconded, to approve the three claims as presented. The motion passed 4-0.

Next, Marvin Abshire presented Resolution 2025-05, "Resolution of the Greene County Redevelopment Commission Approving Sale". The Resolution resolves to accept the offer from High Bridge Solutions Properties, LLC (HBSC) to purchase the 3.7 acre tract (Tax Parcel #28-13-36-000-024.000-019) for \$15,000.00, contingent on establishment of suitable construction target dates and further contingent upon execution of an option for the Commission to repurchase all or any part of the property on which construction has not been initiated as of the established target dates. Scott Carmichael moved, and Kris Jarman seconded, to approve Resolution 2025-05 as presented. The motion passed 4-0.

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

1. On August 18, 2025, a virtual meeting was initiated by ACMI Group representative Simon Shewmaker which included various utility representatives. The participants requested more frequent updates on the Prometheus Project.
2. GCEDC will be sending a list of potential housing areas to utility companies to determine infrastructure availability.
3. GCEDC is looking at the 90-acre Coleman property outside Linton as a potential housing area.

John Mensch's WestGate report is summarized as follows:

1. Dirt work on the new CACI building has commenced.
2. Amentum has scheduled groundbreaking on August 21, 2025, for the new RCE building.
3. John met with Crane representatives and Bryant Niehoff to discuss constructing another building near the Academy to be leased to a university.


4. Loves Travel Stop is moving slowly. A crawfish frog issue has caused delay.
5. Munitions campus rail service is being investigated.
6. John provided 2024 employment figures for WestGate and Crane. WestGate has over 1,000 employees. Crane base has 2,500 contract employees. Crane NSWC has 3,800 employees. NSA has 300 employees. C-AAA has 700 employees.
7. The Bob Jackson property acquisition is moving slowly and will be purchased with federal grant funds. Because of federal grant rules, the property acquisition must go through a governmental agency. INDOT and IDNR have determined that WestGate Authority does not fit into the definition as an extension of county government. Direction is needed from IDNR and INDOT. A solution might be to use the Redevelopment Commission as a pass-through.
8. IEDC has restructured and developed an Office of Entrepreneurship and Innovation which will oversee certified tech parks. John has found the office to be unresponsive.

The final order of business was discussion to reschedule or cancel the August 28, 2025, regular meeting due to a conflict with the Council conducting budget hearings in the Commissioners' meeting room. Kris Jarman moved, and Scott Carmichael seconded, if there is nothing pertinent requiring a meeting, John Mensch has the authority to cancel the meeting. The motion passed 4-0.

In other business, Marvin Abshire referenced the Commission's resolution that addressed the creation of a new allocation area. The next step is for the resolution to be presented to the Advisory Plan Commission, but they had to cancel the July 2025 meeting due to the county fair and lack of quorum. The next Advisory Plan Commission meeting is August 20, 2025. If the resolution is approved at that meeting, it will then be presented to the County Commissioners. The resolution will then come back to the Redevelopment Commission to schedule a public hearing and if passed, the Commission will enter a final resolution.

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

APPROVED this 25th day of September, 2025.

  
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Joshua G. Riggins, Secretary