

**Minutes of the Regular Meeting
of the Greene County Redevelopment Commission
September 25, 2025**

The regular meeting of the Greene County Redevelopment Commission was held in the Commissioners' Room of the Greene County Courthouse on September 25, 2025, at 8:30 a.m. Present in person were John Mensch, Scott Carmichael, Karen Abrams, and Joshua Riggins. Absent was Kris Jarman. 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 July 24, 2025, regular meeting. It is noted the August 28, 2025, meeting was cancelled. Scott Carmichael moved, and Karen Abrams seconded, to waive the reading and approve the minutes as presented. The motion passed 4-0.

At the July 24, 2025, meeting, Battery Innovation Center (BIC) CEO and President Les Alexander requested an extension of 30-45 days to make the semi-annual PILOT payment due before August 1, 2025, in the amount of \$112,693.68. The Commission approved an extension until September 25, 2025, to receive BIC's plan for payment to the Commission. Les Alexander presented a written plan of action as follows:

1. BIC will pay \$56,346.84 on September 25, 2025 (50% of the August 2025 installment)
2. Upon receipt of the balance of Indiana State grant award funding, the BIC will make the remaining payment of \$56,346.84, on or before December 1, 2025.
3. BIC anticipates that it will resume all normal payments in the amount of \$112,693.68 beginning February 1, 2026.

Les Alexander presented a check in the amount of \$56,346.84. Karen Abrams moved, and Scott Carmichael seconded, to accept the check in the amount of \$56,346.84 and accept the payment proposal. The motion passed 4-0.

Two claims were submitted for approval. The first claim was presented for payment to Big Bear Ridge LLC in the amount of \$1,160.00 for mowing and brush hogging services. The second claim was presented for payment to Wessler Engineering in the amount of \$297.50 for professional services relating to a sanitary sewer study. Scott Carmichael moved, and Joshua Riggins seconded, to approve both claims as presented. The motion passed 4-0.

Next, Greene County Economic Development Corporation Director Brianne Jerrels noted housing development is an important priority of GCEDC. Kristen Weida with Indiana Upland Realtors Association reached out to Wessler Engineering representative Loys Rees to determine what is needed for Eastern Heights Utilities to provide the necessary water supply in the Eastern-Greene Little Cincinnati area to support housing development. Rees indicated a water study would be the first step at a cost of \$25,000.00 for a tech memo to finish hydraulic analysis and water system model. The Indiana Upland Realtors Association will contribute \$7,500.00, toward the study. GCEDC requested the Redevelopment Commission contribute the remaining \$17,500.00 for the study. After discussion, the Commission determined they would like to have more specifics of the geographical area that will encompass the water study.

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

1. On Monday, September 30, 2025, a meeting will take place regarding the Munitions Campus.
2. Housing and the Munitions Campus are top priorities of the GCEDC.

John Mensch's WestGate report is summarized as follows:

1. The daycare study results are available for review.
2. There is new interest in developing a restaurant at Progress Pointe.
3. CACI is constructing a new facility next to its current facility in Martin County.
4. The Hypersonics groundbreaking took place a few months ago and the building is under construction.
5. The Radiation Combined Environment (RCE) test facility held a groundbreaking in August.

6. The Bob Jackson farm acquisition meetings continue.
7. The Office of Entrepreneurship and Innovation which oversees certified tech parks has only one employee, and he is on paternity leave.
8. The local NCIS agent met with John regarding the munitions campus.
9. Closing on the HBSC 3.7-acre tract purchase took place.
10. Taylor Township fire department has reached out to IDEM for a controlled burn on October 18, 2025, for the house purchased by Briar Ridge in WestGate.
11. Dr. Derek Young has been in contact with Draper to discuss expansion needs.
12. WestGate is growing due to new contract employees.

The final order of business was rescheduling the November 27, 2025, meeting, due to the Thanksgiving holiday. Joshua Riggins moved, and Scott Carmichael seconded, to reschedule the November 27, 2025, meeting to November 21, 2025, at 8:30 a.m. The motion passed 4-0.

In other business, Marvin Abshire noted he circulated the Commission's updated semi-annual Financial Information Packet for the six months ended June 30, 2025, prepared by LWG CPA's and Advisors. Marvin noted the report indicates a generally favorable cash flow moving forward. Those present acknowledged receipt of the report.

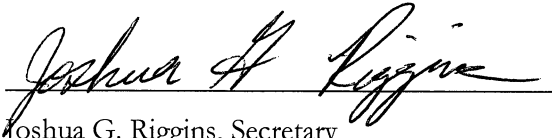
Marvin Abshire presented an engagement letter for municipal advisory services from LWG CPA's and Advisors for consideration. LWG CPA's and Advisors are offering municipal advisory services as it relates to the proposed issuance of a developer purchased bond for the Prometheus Energetics, LLC Project. The financing will provide an incentive to the developer and pay incidental costs and expenses incurred in connection with the issuance of an unfunded bond. The engagement letter is for a fixed fee in the amount of \$40,000.00. Marvin further noted that while the Redevelopment Commission is the contracting authority, we will work with Prometheus to pay those fees since they are the benefiting party. Joshua Riggins moved, and Scott Carmichael seconded, to approve the engagement letter with LWG CPA's and Advisors as amended to reflect a correction on page six. The motion passed 4-0.

Marvin Abshire noted he will be on vacation when the October 23, 2025, meeting takes place.

John Mensch noted Kris Jarman has resigned from the Redevelopment Commission due to moving to Monroe County. She was appointed by the Greene County Council.

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

APPROVED this 23rd day of October, 2025.


Joshua G. Riggins, Secretary