

**Minutes of the Regular Meeting
of the Greene County Redevelopment Commission
November 21, 2025**

The regular meeting of the Greene County Redevelopment Commission was held in the Commissioners' Room of the Greene County Courthouse on November 21, 2025, at 8:30 a.m. Present in person were John Mensch, Karen Abrams, Joshua Riggins, Scott Carmichael, and Shane Smith. Also present in person were Board Attorney Marvin Abshire, LWG CPA's & Advisors Financial Consultant Jim Higgins, Bloomfield School District Superintendent Dr. Scott Van Der Aa, Bloomfield School Board Member Kayla Hendrix, Larry Sullivan, and Eastern-Greene Library Director Jessica McKamey.

The meeting opened with a pledge to the flag. John Mensch called the meeting to order. John Mensch welcomed Shane Smith to the Commission having been appointed by the Greene County Council on November 17, 2025, to finish the term of Kristine Jarman.

The first item of business was review and approval of the minutes from the October 23, 2025, regular meeting. Scott Carmichael moved, and Joshua Riggins seconded, to waive the reading and approve the minutes as presented. The motion passed 5-0.

Next, John Mensch suspended the regular meeting.

John Mensch opened the public hearing and called for public comment on the Amendment of an Economic Development Area.

Bloomfield School District Superintendent Scott Van Der Aa introduced himself and noted Bloomfield School District is excited about the potential of Project Prometheus and fully recognizes the economic momentum it can create for the broader community. Dr. Van Der Aa shared how SEA 1 is impacting schools. Over the next three years, Bloomfield Schools are projected to experience a meaningful loss in anticipated revenue due to the new statewide funding model. Because SEA 1 limits Bloomfield School District's ability to grow operational funding through local property taxes, every bit of assessed value in its district becomes increasingly important for sustaining the programs and

services its students rely on. Bloomfield School District respectfully requests consideration of Scenario III from the Tax Impact Statement. Dr. Van Der Aa believes this scenario protects the district's financial stability during the SEA 1 transition and helps ensure that local schools share in the growth created by a project that will place new demands on public services and community infrastructure.

Next, Eastern-Greene Library Director Jessica McKamey agreed with Dr. Van Der Aa that Scenario III is the better option.

After having received no further public comment, John Mensch closed the public hearing and reconvened the regular meeting.

Marvin Abshire presented Resolution No. 2025-05, "Resolution of the Greene County Redevelopment Commission Confirming the Amendment of a Prior Declaratory Resolution and an Amendment to an Economic Development Plan". LWG CPA's & Advisors Financial Consultant Jim Higgins explained in detail the tax impact statement. Prometheus is planning on investing \$80M in the first year, \$50M in real property and \$30M in personal property cost investment. The impact statement uses a \$49.5M assessed value. If assessed value naturally grows, value limits tax rates and levy doesn't move. The tax rate goes down. Only cumulative funds are benefited. With scenario #1, new revenue to the county and Taylor Township gives a total of \$37K. The impact for schools and library would be very little. The impact on the school and library is from circuit breaker. Scenario #2 generates for the Redevelopment Commission about \$2M in the first year of tax collections. Part of the incentive is to give Prometheus 80% of the tax increment. Scenario #3 is that Redevelopment Commission does not capture incremental growth and is inconsistent with discussions with Prometheus that heavily influenced its decision to locate in Greene County. The Prometheus project would not happen with scenario #3, thus, scenario #3 is not an option. Jim Higgins then spoke of the SEA 1 impacts. Scott Van Der Aa noted he appreciates Mr. Higgins explanation. Scott Carmichael noted he sits on the Eastern-Greene School Board and he has been watching enrollments decline. Scott Carmichael believes anything we can do to get growth into the county is beneficial. Scott Carmichael stated housing is still a crucial problem. Shane Smith wondered if the 20% increase to the TIF funds could contribute to housing development infrastructure. Dr. Van Der Aa agreed with the comments on housing needs in the county and noted he understood that Scenario #3 is the only option that is not

detrimental to the schools. Karen Abrams moved, and Shane Smith seconded, to approve Resolution No. 2025-05 as presented. The motion passed 5-0.

Prior to the meeting, the “Greene County Redevelopment Commission 2026 Annual Spending Plan” was circulated. This is a legal requirement under statute and must be adopted before December 1, 2025, and circulated to other governmental bodies. Scott Carmichael moved, and Joshua Riggins seconded, to approve the Greene County Redevelopment Commission 2026 Annual Spending Plan as presented. The motion passed 5-0.

The next item of business was discussion regarding a Farm Lease Agreement. In years past, the Redevelopment Commission entered into a Farm Lease by and between the County of Greene, Indiana, Department of Redevelopment and James Melton. Mr. Melton is stepping back from farming and has recommended Samuel Graber to take over the new lease. Mr. Graber helped Mr. Melton during the 2025 farming season. Mr. Graber has agreed to continue to pay cash rent in the sum of \$130.00 per acre for tillable portions of certain real estate in Greene County and Daviess County. Shane Smith moved, and Scott Carmichael seconded, to approve the Farm Lease Agreement with Samuel Graber in principle and authorize the President of the Commission to sign the agreement once it is finalized. The motion passed 5-0.

Scott Carmichel left the meeting at 9:30 a.m.

Three claims were submitted for approval. The first claim was presented for payment to Big Bear Ridge LLC in the amount of \$75.00 for mowing services. The second claim was presented for payment to Wessler Engineering in the amount of \$1,360.00 for professional services relating to a sanitary sewer study. The third claim was presented for payment to Barnes & Thornburg LLP in the amount of \$6,400.00 for legal services relating to the Prometheus Energetic Incentive. Joshua Riggins moved, and Karen Abrams seconded, to approve all three claims as presented. The motion passed 4-0.

Greene County Economic Development Director Brianne Jerrels was not present to provide a report, but Joshua Riggins, who serves on the economic development corporation board, noted

Brianne Jerrels has identified three properties for assessment of housing infrastructure needs. A company is interested in moving in to this area and wants to see what real estate is available for their development needs.

John Mensch's WestGate report is summarized as follows:

1. Bryant Niehoff is trying form an owner's association among the three tech parks, with standardized Covenants, Conditions, and Restrictions.
2. A contract was awarded to Reed and Sons for water infrastructure at WestGate.
3. Currently, there is \$3B in project investments at WestGate.
4. Daviess County was offered \$30K per acre for development land with no infrastructure.
5. Bob Jackson property acquisition is pending.
6. John had a discussion with a restauranter from Shoals about opening a restaurant next to the hotel at Progress Pointe.
7. An investor from Georgia is looking at Progress Pointe for light commercial and residential on the second floor. The investor will conduct a site visit on December 9, 2025.
8. Senator Jim Banks conducted a defense summit at Fort Wayne. U.S. Secretary of Defense Pete Hegseth referenced Crane at the summit. Bryant Niehoff was there to promote WestGate.
9. The Office of Entrepreneurship and Innovation now supervises tech parks and now has two employees.
10. A meeting is scheduled for daycare discussion at WestGate. Greg Jones suggests certification for 200 children. Greg Jones thinks the tech park employee population will double.

The next item of business was to reschedule or cancel the December 25, 2025, meeting. Joshua Riggins moved, and Karen Abrams seconded, to reschedule the meeting for December 19, 2025, at 8:30 a.m. and grant the President the authority to cancel the meeting if warranted. The motion passed 4-0.

It was noted that the January 22, 2026, meeting time conflicts with two other board meetings. Shane Smith moved, and Joshua Riggins seconded, to change the meeting time of the January 22, 2026, meeting from 8:30 a.m. to 9:00 a.m. The motion passed 4-0.

Next, Joshua Riggins moved, and Shane Smith seconded, to keep the same meeting schedule in the year 2026, by continuing to meet on the fourth Thursday of each month at 8:30 a.m. All meetings will take place in the Commissioner's meeting room on the third floor of the Greene County Courthouse. The motion passed 4-0.

Marvin spoke of how the Regional Sewer District and the Redevelopment Commission are integral for county development. Marvin encouraged Commission members attend meetings of the Regional Sewer District or watch the recordings on live stream to stay informed, if possible.

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

APPROVED this 22nd day of January, 2026.



Joshua G. Riggins, Secretary