

**Minutes of the Regular Meeting
of the Greene County Redevelopment Commission
January 22, 2026**

The regular meeting of the Greene County Redevelopment Commission was held in the Commissioners' Room of the Greene County Courthouse on January 22, 2026, at 9:00 a.m. Present in person were John Mensch, Scott Carmichael, Shane Smith, Joshua Riggins, and Karen Abrams. Also present in person were Commission attorney Marvin Abshire, Greene County Economic Development Director Brienne Jerrels, USTF CEO Bryant Niehoff, Teresa Inman, John Inman, Tom Wininger, and Restaurateur Todd Baker.

The meeting opened with a pledge to the flag. John Mensch called the meeting to order.

The first item of business was election of officers for 2026. Karen Abrams moved, and Shane Smith seconded, to re-elect the same officers as 2025, namely: John Mensch as President, Scott Carmichael as Vice President, and Joshua Riggins as Secretary. The motion passed 5-0. Oaths were circulated for signatures.

The next item of business was review and approval of the minutes of the November 21, 2025, regular meeting. It is noted that the December 19, 2025, meeting was cancelled. Scott Carmichael moved, and Joshua Riggins seconded, to waive the reading and approve the minutes as presented. The motion passed 5-0.

Next, John Inman introduced himself and his wife Teresa to the Commission, having asked to be on the agenda to address two issues. Mr. Inman and his wife live between the hotel in Progress Pointe and the intersection of I-69 and Hwy. 231. Mr. Inman and his wife believe a retention pond on Lot 6 at Progress Pointe, owned by the Redevelopment Commission, is overflowing into the creek and flowing onto his property. Most of the water flowing into the retention pond is believed to come from the parking lot of the hotel. Copies of photographs were provided. Mr. Inman took rough measurements of the retention pond and believes it is approximately 20'x20'x2' which would hold approximately 6,000 gallons of water. Mr. Inman stated a one-inch rain on a one-acre permeable

surface in one hour would generate 27,000-30,000 gallons of water. The Inman's stream used to be 2' wide. In the early 1990's Mr. Inman installed a 14-inch culvert which handled all of the stream flow. About 15 years ago, water flow increased and the culvert was blown out. In April 2025, significant rainfall occurred, changing the stream on his property from 2' wide to 15' wide. Originally, a water line was properly installed four feet below the stream bed, and it is now two feet above the stream bed. Mr. Inman is asking the Commission to examine the retention pond with an eye toward remediation and see what can be done to slow the water down.

Marvin Abshire noted when he learned of Mr. Inman's concerns, he communicated with Bynum Fanyo's Rick Coppock, now retired. Rick Coppock was largely responsible for the design of the water shed and the conservancy easement that went through Lot 6 and he continues to work on a consulting basis. Rick stated there is an overflow that should be checked to see if it needs to be cleaned out. Marvin suggested the Redevelopment Commission consider allowing Marvin to contact Rick Coppock again with a cap on the price initially to inspect the pond, consult with the Inmans, and make a determination. Rick Coppock can then come back with recommendations and cost estimates. Shane asked if Rick Coppock is still a licensed engineer since he has retired. John Inman thinks Marvin's suggestion is more than satisfactory. Joshua Riggins moved, and Scott Carmichael seconded, to retain Rick Coppock to investigate the issue not to exceed \$1,500.00. The motion passed 5-0.

Next, Mr. Inman addressed a second issue involving BIC's air pollution permit application. Mr. Inman noted he completely supports the battery plant, however, he and his wife are opposed to the permit application to burn batteries at the quantity they are proposing. Mr. Inman is requesting the Redevelopment Commission ask IDEM to conduct a public hearing on the air permit application. John Mensch noted Mr. Inman's concerns and realizes air pollution could impact Progress Pointe's development. Karen would like to reach out to BIC and speak with them. Considering the time sensitivity in which to respond to IDEM, Shane Smith moved, and Scott Carmichael seconded, to authorize Marvin Abshire to request a public hearing on behalf of the Redevelopment Commission. The motion passed 5-0.

Todd Baker introduced himself to the Commission. Todd and his wife are residents of Loogootee, Indiana and they have owned and operated "Bo-Mac's Drive In" located in Shoals since 2021. Todd and his wife are interested in a lot at Progress Pointe for construction of a restaurant with the following amenities:

Fast casual setting in more modern aesthetic seating 150-175 people.

Private space for meetings.

Accommodate mobile ordering and drive-through.

Indoor and outdoor seating.

Possibly a private meeting room inside.

30,000 square foot overview.

Menu of made to order burgers, fries, milkshakes, etc.

Quick breakfast.

Good quality products with good price point.

Serve 3 meals a day, 7 days a week.

Carryout for hotel customers.

Only restaurant within a mile of the I-69.

Joshua Riggins sees great value in this restaurant, but he doesn't see it being a site for "business meetings". Scott Carmichael thinks the building aesthetic should be packaged to fit into Progress Pointe. Marvin Abshire will email Todd Baker the plat map of Progress Pointe. The Commission asked Todd to come back and identify which lot he is interested in and provide more specifics on what the restaurant would look like.

Next, Wininger Construction owner Tom Wininger requested the Commission reestablish an option on Lot 4A in Scotland Meadows. Tom paid \$10K for an option that lasted not quite three years, that officially expired on December 31, 2025. Tom noted that all of his housing is full, except for one unit and he is showing it this afternoon. Tom would like to reestablish the option to keep moving forward. Joshua Riggins noted he thinks the construction Tom has done is really nice and he has no problem giving Tom the option. Tom said he built out Scotland Meadows with the expectation that a chip plant was coming to WestGate and as a result, housing needs would increase. The chip plant not coming through and other circumstances put him in a tough spot financially in 2025. Tom is now stabilized and he thinks that Kratos will bring a demand for housing, but he can't continue to build more spec homes. Karen also agrees that Tom has done a great job with what he has done at Westcott. Marvin Abshire explained the difference between an option and a right of first refusal.

Karen Abrams moved, and Joshua Riggins seconded, to extend the option for two years commencing January 1, 2026, for the sum of \$6,700.00. The motion passed 5-0.

The next order of business was the Regional Sewer District. John Mensch noted he had a conversation with the Regional Sewer District President Louis Massette. The Regional Sewer District needs to incur costs related to updating sanitary standards specifications, which have apparently not been addressed in 20 years. Wessler Engineering is in the best position to address those standards, and BFU, Inc. agrees. Wessler estimates the cost to be no more than \$20K to update the standards, reduce to writing, and provide suitable accompanying engineering drawings. The Regional Sewer District does not have the funds to pay for these services and is requesting the Redevelopment Commission cover the cost.

Shane Smith moved, and Scott Carmichael seconded, to pay Wessler Engineering from Non-TIF funds to update the sanitary standards specifications on behalf of the Regional Sewer District not to exceed \$20K and keep the invoices separate from the Wessler Engineering sanitary sewer study previously being paid by the Redevelopment Commission which was also in the amount not to exceed \$20K. The motion passed 5-0.

Economic Development Corporation Director Brianne Jerrels' provided a report as follows:

1. Prometheus stakeholder meeting was conducted on January 20, 2026. Utilities are in better contact with ACMI. There are still unanswered questions regarding substation and sewer development.
2. Groundbreaking for Prometheus is scheduled on February 19, 2026, from 3:00 p.m. to 5:00 p.m., at the Academy.
3. Housing committee conversations will continue and follow the housing study from 2023.

John Mensch's WestGate report is summarized as follows:

1. Acquisition of the Jackson property is still pending.
2. A developer is requesting a list of parcels and pricing for lots at Progress Pointe.
3. Derek Young indicated the former Trout property signage should read "warehouse and mixed use". The plan is to construct a 12,000 square foot building on the Trout property

and reserve the other property for a second building. The developers are looking for tenants before moving forward.

4. John has communicated with the Office of Entrepreneurship and Innovation.
5. WestGate daycare meetings are moving slowly.
6. Bloomfield School is going to have a daycare for ages 0-3 at the school as part of a grant.
7. The U.S. Senate and House of Representative have passed an appropriations bill that includes \$17 million for wastewater infrastructure, including construction of a new treatment plant, at WestGate. The bill is now pending White House approval.
8. A bill is pending for a level 3 tech park. Additional funding is possible if passed.
9. WestGate in Martin County is full. WestGate in Daviess County is nearly full. John would like to entertain the idea of the Redevelopment Commission purchasing properties on both sides of High Bridge Solutions in Greene County. Shane Smith moved, and Joshua Riggins seconded, to authorize Marvin Ashire to reach out to both property owners on behalf of the Redevelopment Commission and gauge interest in selling. The motion passed 5-0.

Shane Smith asked Brianne if she has sufficient support and resources for housing. Shane emphasized the need to be looking at developing county wide. Brianne believes she does.

John Mensch noted Karen Abrams has resigned from the Redevelopment Commission, but her replacement has not been appointed. The Commission expressed thanks to Karen.

There being no further business, Scott Carmichael moved, and Joshua Riggins seconded, to adjourn. The motion passed 5-0.

APPROVED this 26th day of February, 2026.



Joshua G. Riggins, Secretary