

**Minutes of the Regular Meeting  
of the Greene County Redevelopment Commission  
August 15, 2024**

The regular meeting of the Greene County Redevelopment Commission was held in the Commissioners' Room of the Greene County Courthouse on August 15, 2024, at 9:30 a.m. Present in person were John Mensch, Scott Carmichael, Joshua Riggins, Kris Jarman, and Karen Abrams. Also present in person were Commission Attorney Marvin Abshire, Financial Consultant Jim Higgins, and Commissioner Rick Graves. Present via Zoom was Daviess County LEDO Bob Grewe.

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 of the July 18, 2024, 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, Daviess County LEDO Bob Grewe participated via Zoom. Prior to the meeting, a License Agreement between the Redevelopment Commission and Daviess County Economic Development Foundation was circulated, addressing placement of WestGate@Crane Technology Park identification signage on Lot 7 in Progress Pointe Phase II. The sign will be a vertical 24'x6' sign. The approximate location is based on the last discussion between the Commission and Bob, and a final location taking utilities' rights-of-way into account which will be determined by surveyor Dennis Helms assisting the Foundation. Karen Abrams moved, and Kris Jarman seconded, to approve the License Agreement as presented. The motion passed 5-0.

Two claims were presented for payment. The first claim is for LWG CPA's & Advisors in the amount of \$2,000.00 and the second claim is for Big Bear Ridge LLC in the amount of \$930.00 for mowing and bushhogging services. Scott Carmichael moved, and Joshua Riggins seconded, to approve both claims as presented. The motion passed 5-0.

Next, LWG CPA's and Advisors Financial Consultant Jim Higgins summarized the Commission's semi-annual Financial Information Packet for the six months ended June 30, 2024. Jim noted the position of the Commission is much better than in the past and a positive cash flow is projected, thanks to the Commission, Commissioners, and Council. Jim further noted 87% percent of tax increment will fall off in 2032 which also ties with the expiration the bond debt. Jim Higgins then answered various questions from the Commission and gallery.

Economic Development Corporation Director Brianne Jerrels was not present to provide a report.

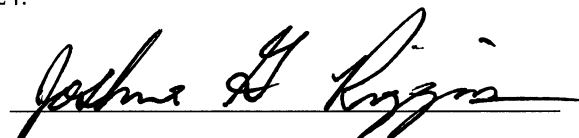
John Mensch's WestGate report is summarized as follows:

1. HBSC facility is coming along and they anticipate a ribbon cutting ceremony in October-November, 2024.
2. HBSC accepted the Commission's offer to sell the residual real estate of the former Koch property for \$15K. Marvin added that when a purchase agreement is ready, rather than a 1-year option to purchase, HBSC would propose a 3-year option for consideration.
3. WGA signed a contract with USTF for marketing/website.
4. WestGate One construction is still awaiting CHIPS money.
5. IEDC revenues are determined by tenant numbers at WestGate. Samantha Nelson reported tenant numbers are up.
6. Sentinel Landscapes Program is working to protect and control use of land around Crane base. WGA would like to own 87 acres east of WestGate for a park with walking trails and other amenities. There will also be an easement with INDOT to extend the walking park onto their properties on the north and south sides of the 87 acres. A total of 165 acres will be managed for the WGA under contract by the Daviess-Martin County Park Board.
7. John circulated a large unclassified document prior to the meeting. A large property is being looked at in Taylor Township. John spoke with Ian Ward from SIDC and Simon Shoemaker with ACMI and wonders if the Commission will want to increase the boundaries of the certified tech park in the future. John further noted the property is not currently in the TIF district.

8. Crane is still talking about constructing a hypersonic facility.
9. WGA is planning to bid out the Purdue Research Foundation contract.

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

APPROVED this 19th day of September, 2024.

  
Joshua G. Riggins, Secretary