

**Minutes of the Regular Meeting  
of the Greene County Redevelopment Commission  
December 21, 2023**

The regular meeting of the Greene County Redevelopment Commission was held in the Commissioners' Room of the Greene County Courthouse on December 21, 2023, at 9:30 a.m. Present in person were John Mensch, Kristi Hartzburg, Karen Abrams, and Chris Cornelius. Absent was Scott Carmichael. Also present in person were Commission attorney Marvin Abshire, Economic Development Director Brianne Jerrels, Winger Construction developer Tom Winger, Commissioners Rick Graves, Nathan Abrams, and Ed Michael.

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 November 20, 2023, regular meeting. Chris Cornelius moved, and Kristi Hartzburg seconded, to waive the reading and approve the minutes as presented. John Mensch abstained for the reason he was not present at the November 20, 2023, meeting. The motion passed 3-0-1.

The next item of business was further discussion regarding Lot 2 at Progress Pointe Phase 2. At the last meeting there was an extensive discussion regarding property lines. Stephen Hildenbrand and Tom Winger agreed to discuss this matter outside the meeting and address it at this meeting, but no communication has taken place.

The next item of business was discussion and possible action regarding a "Modification of PILOT Agreement" between the Greene County Redevelopment Commission and the Battery Innovation Center (BIC). Karen Abrams moved, and Chris Cornelius seconded, to approve the Modification of PILOT Agreement in principle, based on the payment schedule outlined, with details and minor modification to be negotiated by the President and the Commission's attorney Marvin Abshire. Kristi Hartzburg voted nay. The motion passed 3-1.

The next item of business was a Farm Lease Agreement. At the November 20, 2023, meeting, the Redevelopment Commission approved a Farm Lease Agreement by and between the County of Greene, Indiana, Department of Redevelopment and James Melton for the 2024 farming season for tillable portions of certain real estate in Daviess County and Greene County. It is now apparent that the Daviess County property normally farmed is in question regarding being available through harvest, resulting in James Melton asking to withdraw from farming the Daviess County property. A new Farm Lease Agreement was circulated that removed the Daviess County property from reference in the lease and exhibits. Chris Cornelius moved, and Kristi Hartzburg seconded, to approve the “Farm Lease Agreement” as presented. The motion passed 4-0.

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

1. ROI updated the housing study, and it should be ready for release soon.
2. Applications for READI 2.0 will open in February with an emphasis on housing.
3. ROI is looking at increasing the number of electric vehicle charging stations on I-69.
4. NSA Crane Commander Luis Martinez is coming to Greene County on January 24, 2024, from 5:00-6:30 p.m. to meet community leaders at the Community Event Center at the Greene County Fairgrounds in Bloomfield.
5. The Greene County CEO program has been discontinued but will still partner with schools.


John Mensch’s WestGate report is summarized as follows:

1. The microelectronics and hypersonic facilities are moving slowly. With increasing employment figures, new housing is vital.
2. The two biggest issues with the microelectronics facility are water and sewer capacities.
3. WGA renewed its contract with Purdue Research Foundation for another year at the WestGate Academy.
4. Applied Research Institute (ARI) entered a three-year lease on the unfinished 6,400 square feet at Academy. ARI will pay for the build-out.
5. Kevin Sparks will replace John Preble on the WestGate Authority board and Mark Bartlow’s term has been extended.

In other business, Marvin Abshire noted that a situation arose as a result of title work performed on Lot 9 in Progress Pointe Phase 2. Several years ago, the Redevelopment Authority owned this property and leased it to the Commission as lease revenue for the then-existing bond owed by the Authority, which bond has since been refinanced in 2021. The terms of the bond required that none of the properties under the lease agreement be sold or otherwise transferred without consent of the Trustee and release of the property from the bond. The Trustee did release Lots 4-10 from the bond lien in 2016. The Authority had conveyed the property back to the Commission in 2014 but the lease, which was recorded at the time it was signed, was never formally released, and it has turned up on the Lot 9 title work. The title company requires release of the lease. A "Mutual Release from Lease" was circulated. Chris Cornelius moved, and Karen Abrams seconded, to approve the Release as presented. The motion passed 4-0.

There being no further business, Kristi Hartzburg moved, and Chris Cornelius seconded, to adjourn. The motion passed 4-0.

APPROVED this 18th day of January, 2024.

  
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Joshua G. Riggins, Secretary