

**Minutes of the Regular Meeting
of the Greene County Redevelopment Commission
May 16, 2024**

The regular meeting of the Greene County Redevelopment Commission was held in the Commissioners' Room of the Greene County Courthouse on May 16, 2024, at 9:30 a.m. Present in person were John Mensch, Joshua Riggins, Scott Carmichael, and Kris Jarman. Absent was Karen Abrams. Also present in person were Commission Attorney Marvin Abshire, WRV Superintendents Mitch Hobson and Dr. Robert Hacker.

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 April 18, 2024, regular meeting. Scott Carmichael moved, and Joshua Riggins seconded, to waive the reading and approve the minutes as presented. The motion passed 4-0.

Two claims were submitted for approval. The first claim was presented for payment to LWG CPA's & Advisors in the amount of \$975.00 for professional services relating to the annual report. The second claim was presented for payment to Big Bear Ridge LLC in the amount of \$225.00 for mowing services. Scott Carmichael moved, and Kris Jarman seconded, to approve both claims as presented. The motion passed 4-0.

The next item of business was the annual presentation to governing bodies of taxing units. Marvin Abshire reported that an invitation to attend the meeting was sent to stake holders and governing bodies who have an interest in the TIF District designated as "Greene County Economic Development Area No. 1". The annual presentation by Marvin Abshire commenced at 9:35 a.m. and addressed the Commission's budget with respect to allocated property tax proceeds; long-term plans for the allocation area; and the impact on each of the taxing units. At the conclusion of the presentation Marvin Abshire offered an opportunity for comments or questions. No comments or questions were received. A copy of the presentation is attached to and incorporated into these minutes.

Commission Attorney then presented Resolution 2024-01, “Resolution of the Greene County Redevelopment Commission of its Determination of Need to Capture Tax Increment Revenues”. The Resolution is an annual formal determination that all TIF increment is needed to service the debt obligations of the Commission and that none of the increment is available to be released back to taxpayers. Scott Carmichael moved, and Kris Jarman seconded, to approve Resolution 2024-01 as presented. The motion passed 4-0.

The next item of business was the Commission’s Non-TIF 2025 budget which is due to the Greene County Auditor on or before June 28, 2024. A draft budget using the same figures as 2024 was submitted as a starting point. Marvin Abshire noted due to a new statute requiring the Commission adopt a spending plan that may result in restrictions to move funds, he recommends that line item “Transfer of Funds” be eliminated and the \$10,000.00 from that line item be redistributed to other account lines within the same category. Kris Jarman moved, and Scott Carmichael seconded to amend the budget presented by eliminating the “Transfer of Funds” line and adding \$5,000.00 to “Financial Consulting” and \$5,000.00 to “Appraisal Services”. The motion passed 4-0. Next, Kris Jarman moved, and Joshua Riggins seconded, to approve the 2025 budget as amended. The motion passed 4-0.

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

John Mensch’s WestGate report is summarized as follows:

1. WGA had a lengthy discussion regarding a recreational walking area addressed in the WestGate Master Plan. Privately and state-owned properties are being considered for Phase One. Two DOD grants each requiring a 50% match can complement each other to fund the entire project.
2. NHanced Semiconductors announced the vacant Cook Medical facility in Bloomington will not become a microelectronics manufacturing and packaging facility due to federal and private funding falling through. John noted NHanced is moving forward with its facility at WestGate.

3. The remodeling project on the second deck of the WestGate Academy leased by Applied Research Institute is nearly complete.

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

APPROVED this 20th day of June, 2024.

A handwritten signature in black ink, reading "Joshua G. Riggins", is written over a horizontal line.

Joshua G. Riggins, Secretary

REDEVELOPMENT COMMISSION PRESENTATION OUTLINE 2024

A. NAME OF ALLOCATION AREA: *Greene County Economic Development Area No. 1*, comprised of State Road 67 & 57 Corridor, Technology Park I-69 Corridor, Wright Township Expansion, Westgate@Crane, Technology Park/I-69 Expansion, Community Building Improvements, Grant Township & Richland Township Development, Additional Land Acquisition, Eastern Greene Expansion, and second Eastern Greene Expansion

B. DATE, TIME AND PLACE OF PRESENTATION

Date of Redevelopment Commission meeting at which Presentation will occur: May 16, 2024.

Time of Presentation: 9:30 AM or as soon thereafter as the presentation is called on the agenda.

Place of Presentation: Commissioners' meeting room, third floor, Greene County Courthouse.

Date notice provided to taxing units: April 25, 2024.

C. TAXING UNITS WITH TERRITORY IN ALLOCATION AREA

County: Greene

Townships: Township Board of Center Township, Township Board of Fairplay Township, Township Board of Jefferson Township, Township Board of Taylor Township, Township Board of Wright Township, Township Board of Grant Township,

School Corporations: Bloomfield School District School Board, Eastern Consolidated School Corporation, White River Valley School District Board of Trustees, Metropolitan School District of Shakamak School Board

Library District(s): Bloomfield-Eastern Greene County Public Library Board of Directors, Worthington Jefferson Township Public Library Board of Directors

City or Town (If Applicable): None

Other Taxing Units (If Any): Center and Jackson Township Fire Protection Territory, Switz City Fire Territory Board of Trustees, Worthington Fire Territory Board of Trustees

D. BUDGET INFORMATION FOR CALENDAR YEAR 2024

Anticipated Revenues of Allocation Area in Calendar Year 2024 From TIF Revenues: \$820,854.00.

Anticipated Revenues of Allocation Area, if any, in Calendar Year 2024

From Non-TIF Revenues: \$54,448.00

Sources of Non-TIF Revenues, if any:

Taylor Twp. Fire Lease \$46,000.00

Regional Sewer District \$ 8,448.00

Anticipated expenditures: \$563,500.00 in TIF lease rental payments.

E. REDEVELOPMENT COMMISSION'S LONG-TERM PLANS FOR ALLOCATION AREA

Anticipated Latest Termination Date of Allocation Area: twenty-five (25) years after the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues derived from the newest addition to the allocation area. That newest addition was approved in 2019 and no obligations have yet been incurred in the area.

Currently Planned Projects In or Serving Allocation Area: Currently there are no planned projects.

Possible Future Projects In or Serving Allocation Area: Dramatically increased interest in real estate in the county may result in a need to assist with infrastructure development serving those properties of interest, should development come to fruition. Interest is driven by NSA Crane's involvement in hypersonic research and other high level electronics involvement and by the pending development of Westgate One microprocessor foundry just across the county line into Daviess County.

Impacts of Allocation Area on Taxing Units

Positive Impacts: The Commission undertook no projects in 2023 to have either positive or negative impact on the taxing units and currently anticipates no projects in 2024 that will have either positive or negative impact on the taxing units.

Tax Impacts, If Any: The only positive impact would result from release of any portion of the increment. As the entire increment is needed to service debt incurred and has been retained, no increment will be released.