

**Minutes of the Regular Meeting
of the Greene County Redevelopment Commission
November 21, 2024**

The regular meeting of the Greene County Redevelopment Commission was held in the Commissioners' Room of the Greene County Courthouse on November 21, 2024, at 10:30 a.m. Present in person were John Mensch, Kris Jarman, and Joshua Riggins. Absent were Scott Carmichael and Karen Abrams. Also present were Commissioners Rick Graves and Ed Michael, Board Attorney Marvin Abshire, and Economic Development Director Brianne Jerrels.

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 minutes from its October 17, 2024, regular meeting. Joshua Riggins moved, and Kris Jarman seconded, to waive the reading and approve the minutes as presented. The motion passed 3-0.

No claims were presented for payment.

The next item of business was review of a Farm Lease Agreement by and between the County of Greene, Indiana, Department of Redevelopment and James Melton for the 2025 farming season. Pursuant to the terms of the Agreement, James Melton will pay cash rent in the sum of \$130.00 per acre for tillable portions of certain real estate in Greene County. Joshua Riggins moved, and Kris Jarman seconded, to approve the Farm Lease Agreement as presented. The motion passed 3-0.

The next item on the agenda was a "Sixth Amendment to Sub-Lease Agreement" between Greene County, Indiana, by and through its Department of Redevelopment and the Greene County Regional Sewer District. This matter was tabled at the preceding Regional Sewer District meeting. There is an unresolved issue regarding the Sub-Lease relating to the \$11.00 per month to be paid for each customer outside of the County and the question as to how much is still owed by the Regional Sewer District. Commissioner Graves suggested a joint meeting with the Regional Sewer District. The purpose of the meeting would be to make sure each body is on the same page. Marvin Abshire

represents both bodies so he cannot represent one body against the other. The proposed date is Friday, December 13, 2024, at 9:00 a.m. for a joint special session and the three members present confirmed their availability. Kris Jarman moved, and Joshua Riggins seconded, to table discussion until the joint meeting. The motion passed 3-0.

The next item on the agenda was Project Prometheus discussion. Marvin Abshire noted that this matter is still under a non-disclosure agreement. Last Monday, Marvin participated in an Economic Development discussion that could have a significant impact on the County should this project come to fruition. One of the pieces is economic incentives to get the group to locate here. The investment of the project will be approximately \$300M total. The recommendation is that the Redevelopment Commission create a second allocation area under the Economic Development Plan, essentially creating TIF district #2. That way, the Commission can isolate the revenue from the project. Jim Higgins suggested a proposed 80/20 allocation. The company would get back 80% of real estate and property tax that would be collected by the TIF district. The Redevelopment Commission keeps 20% over 25 years. On real estate and personal property, the Commission would be giving the company back over \$53.63M over 25 years and would put \$13.5M in the hands of the Redevelopment Commission. It is believed that other infrastructure and businesses will follow. The proposed site is on East Harvest Church Road off of Hwy. 231, with a large number of acres under an option if the project decides to settle here. It is part of the military industrial complex, and more than one party is involved so the funding is sound. This certainly will be the biggest offering Greene County has ever made. Marvin believes it is worth it. Brianne Jerrels added Greene County is the only Indiana site and is one of 3 final contenders. A site decision should be announced on December 16, 2024. The project creates an opportunity for rooftops and significant income opportunities. After discussion, Joshua Riggins moved, and Kris Jarman seconded, to extend an offer of creation of a dedicated allocation area and allocation of 80% TIF revenue collected from the allocation area back to developer and tenant for a period of 25 years which is the lifespan of the allocation area. The motion passed 3-0.

Economic Development Corporation Director Brianne Jerrels provided the following report.

1. Brianne has been primarily working on the Prometheus project since September 2024.
2. Brianne toured High Bridge yesterday afternoon, which should be completed in February 2025.

John Mensch's WestGate report is summarized as follows:

1. The microelectronics project looks like it will be separated into two buildings.
2. The Navy is looking to locate the hypersonics office facility near the Academy.
3. Most buildings at WestGate have reached capacity.
4. John has been promoting that the WGA build a second building to move the GSA HR Department to the new building.
5. Covenants, conditions and restrictions (CCRs) in Daviess County part of the tech park have been approved. Greene County may want to update its CCRs in the future.
6. WestGate Authority's 2025 budget includes an extension of the Purdue Research Foundation contract and also includes funding USTF.
7. WGA engaged a lobbying group to increase Tech Park funding for those who support the defense department.
8. Brianne added that she and Bryant would like to work with the LEDOs to create marketing video for WestGate.
9. WGA is being audited by the State Board of Accounts.

The final order of business was establishing the Commission's 2025 meeting schedule. Joshua Riggins moved, and Kris Jarman seconded, to continue to meet on the third Thursday of each month at 9:30 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 3-0.

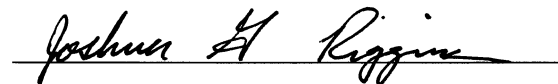
Under other business, John Mensch noted there was an inquiry about constructing storage units on Lot 2 in Progress Pointe. Brianne Jerrels thought as long as the units are tucked away and not visible from the road, it might be a good fit. Kris Jarman would like more information on the matter.

Also in other business, Marvin Abshire circulated a draft of the "Greene County Redevelopment Commission 2025 Annual Spending Plan". This is a new legal requirement under statute and must be adopted before December 1, 2024, and circulated to other governmental bodies. Kris Jarman moved, and Joshua Riggins seconded, to approve the Greene County Redevelopment Commission 2025 Annual Spending Plan as presented. The motion passed 3-0.

There was a brief discussion on whether to conduct the December 19, 2024, regular meeting. Kris Jarman moved, and Joshua Riggins seconded, to authorize the President of the Commission to cancel the December 19, 2024, meeting if there isn't any pressing business. The motion passed 3-0.

There being no further business, Joshua Riggins moved, and Kris Jarman seconded, to adjourn. The motion passed 3-0.

APPROVED this 16th day of January, 2025.


Joshua G. Riggins, Secretary