

**City of Greensburg
Redevelopment Commission Regular Meeting Minutes
City Hall 314 W. Washington Street
Thursday, February 6, 2025 at 7:00 p.m.**

President Darren Burkhart called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance to the Flag.

Roll Call: Board members present were: Darren Burkhart, Ken Dornich, Mark Klosterkemper, and Darrell Poling. Ex-Officio member Mark Bower, Mayor Joshua Marsh, City Attorney Chris Stephen, and Director of Public Projects Zach Wirrig were also present. Judy Curd performed the duties of recording secretary.

Swearing in of Board Members - Mayor Josh Marsh asked the board to sign documents officially designating the member as sworn in for the year 2025.

Approval of Minutes: There was one correction to the minutes of the January 2, 2024 board meeting. Under New Business, Decatur County Sports Complex, Discussion: Mark Burkert was changed to Mark Burkhart. The minutes were approved as corrected.

OLD BUSINESS

Zach Wirrig – Director of Public Projects

- **Iron Men Apartment Complex** – Zach met with representatives of Iron Men just after the January 2 board meeting to discuss progress with the plans for the construction of a multi-story apartment complex to be built on the site of the old jail on Railroad Street. A bridge loan has been obtained to use until the tax credits are approved. Iron Men will be submitting the 2027 tax credits this week. Attorney Chris Stephen thanked County officials for their assistance in helping with preparing the documentation necessary to move the project along. He stated that the survey has been fully recorded and he is working on updating the EDA and the deed will be recorded soon.

- **Liberty Lakes** – The utilities are all in and the finishes are nearly complete on the first house. Construction of a second spec house will begin soon. And the secondary plat will also be approved soon. Beacon has announced that they expect to build 20 houses next year and another 40 the following year.

- **RDC Property Marketing Program** – No movement

- **Fitness Center** – Waiting on storm water and environmental paperwork to be completed. Plans are to start construction this year.

Rob DeHoff – Decatur County Sports Complex Improvements –

City Attorney Chris Stephen began the discussion by stating that he thinks that the RDC can provide funds to the County Parks Department for the ball diamonds resurfacing project. He stated that he has contacted AIM (Advancement of Indiana Municipalities) to get insight from them to confirm whether the Redevelopment Commission can utilize the RDC funds for capital improvements to the softball diamonds since the diamonds are in an area that services the capital improvement allocation area. And, after talking with them, he feels confident that we will be able to use the funds for the ball diamonds as long they are used for capital improvements to the allocation area. Chris stated that he is willing to contact the State Board of Accounts and will create a legal memo confirming the State Board of Accounts findings.

The Parks Department is currently \$200,000 short on funds to complete the four back diamonds. The first four diamonds should be completed in April of 2025.

Ken Dornich asked Rob if he had plans on how to get the other \$200,000 to complete the back four diamonds. Rob stated that it is a cost savings to go ahead and finish the back four diamonds while the construction company is on site. The Parks Department has \$345,000 not used for a new pool. Rob met with the Commissioners on Monday to get their approval to use those funds for the back four diamonds. The County Commissioners granted Rob's request.

After discussion, Darrell Poling made a motion and Ken Dornich seconded the motion to approve \$100,000 as a one-time capital improvement contribution to the Decatur County Parks Department for use in purchasing and installing artificial turf on the existing front four ball diamonds contingent upon approval from the State Board of Accounts. The motion passed unanimously by Roll Call vote 4-0.

Darrell Poling asked Rob if there were any plans to build a new pool for the community. County Commissioner Gabe Nobbe was in attendance and spoke to the board concerning the plans for a new pool for the community. He stated that it is his utmost priority to get a pool as soon as possible. They have to find the funds. Building a new pool is very costly. They have already committed the money to tear out the old pool but leave the pool house and other structures to be used for a future pool project in the same location.

NEW BUSINESS

Zach Wirrig - Freeland Road Resurface Project – The City has submitted a CCMG 2025-1 which includes resurfacing and other improvements to Freeland Road. The City asks that the RDC commit the 50% match funds for the project. The total estimated cost is \$95,727.30. Mark Klosterkemper made a motion and Ken Dornich seconded the motion to approve contributing a 50% match of the final approved amount for the Freeland Road Repaving Project. The motion passed by voice vote 4-0.

Approval of February 6, 2025 Regular Claims

Reedy Financial – Invoice 11868	2,916.97
Reedy Financial – Invoice 11869	274.05
Reedy Financial – Invoice 11991	2,917.27
Stephen Legal Services – Invoice 13587	240.00
Stephen Legal Services – Invoice 13588	750.00
Veridus – Invoice 204022	376.25
Judith Curd Secretarial Services – Invoice 02062025	60.00
Greensburg Mun. Water & Wastewater – 01312025	3.78
USPS Overnight Bond Payment – 01142025	<u>32.00</u>

Total February 6, 2025 Claims **\$7,570.32**

Ken Dornich made a motion and Mark Klosterkemper seconded the motion to approve to pay the February 6, 2025 claims for a total of \$7,570.32. The motion passed unanimously by voice vote 4-0.

Meeting Close:

There being no further business before the board, Darrell Poling made a motion and Ken Dornich seconded the motion to adjourn. The motion passed unanimously by voice vote 4-0. The meeting adjourned at 7:35 p.m.

The next RDC regularly scheduled meeting will be held on Thursday, March 6, 2025 at 7:00 p.m. at City Hall at 314 W. Washington Street.

Respectfully submitted,

Judy Curd
Recording Secretary


Darren Burkhart – President

3/6/25
Date


Ken Dornich – Vice President

3-6-25
Date


Mark Klosterkemper – Secretary

3/6/25
Date

Darrell Poling – Board Member

Date



Date

3.6.25
Date