

**City of Greensburg  
Redevelopment Commission Regular Meeting  
City Hall 314 W. Washington Street  
Thursday, March 2, 2023 at 7:00 p.m.**

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

**Roll Call:** Darren Burkhart, Ken Dornich, Jamie Humpert and Ex-officio member Mark Bower were present. Board members Dr. David Weigel and Darrell Poling were absent. City Attorney Chris Stephen, Mayor Joshua Marsh, City Clerk Treasurer Amy Borns and City Engineer Ron May were also present. Guests present were Bob Lindgren of Lee & Associates of Indianapolis, and Gary Smith of Reedy Financial Group. Judy Curd performed the duties of recording secretary.

**Agenda:** The agenda was approved as presented.

**Minutes:** The February 2, 2023 regular meeting minutes were approved as presented.

**OLD BUSINESS**

**Joshua L. Marsh, Mayor – RDC Property Marketing Program**

Mayor Marsh introduced Bob Lindgren of Lee & Associates. Mr. Lindgren gave an overview of how Lee & Associates would market the properties owned by the RDC located on Veterans' Way. He gave a summary of a survey of Greensburg business inventory and occupancy rates and discussed what types of businesses would likely be interested in locating along Veterans' Way and the possibility of an anchor store locating to the area. He stated that they would be using two or three different internet vehicles to promote the properties and that their fees are based on market value of 6%. City Attorney Chris Stephen noted that he has reviewed the Brokerage Agreement and did not find anything detrimental to the agreement and that it contained very common language. After discussion and questions from the board, Ken Dornich made a motion and Jamie Humpert seconded the motion to engage Lee & Associates to manage the marketing of four properties located on Veterans' Way and to give permission for President Dr. David Weigel to execute the purchase contract. The motion passed unanimously by voice vote 3-0.

**Ron May, City Engineer:**

**Discussion of Residential Development Project** – Ron reported that he has not heard anything from the developers since the last meeting. Their schedule is still to complete the primary plat submittal by the end of March and be put on the Planning Commission agenda for their meeting in May. As far as the lift station is concerned, he spoke with Zeke Smith, Waste Water

Superintendent, who prefers not to have a fiberglass wet well. He has not heard anything back from the developer regarding the lift station.

**Transfer of Title and Mortgage** – Chris Stephen still needs to meet with their attorney to do the initial construction mortgage and platting process and then finalize the secondary mortgage. He expects it all to be done before the April meeting.

**Follow-up on Redevelopment Commission Plan List** – The committee has met in regards to the project list. They will meet one more time and will be ready to report back to the commission at the next meeting.

**Multi-Use Path Over State Road 3** – The Mayor and I talked today with a consultant, American Structurepoint, about the possibility of establishing a multi-use path over the bypass and about the performing a feasibility study. They are looking into it and will have a report at the next meeting.

## **NEW BUSINESS**

**Amy Borns, Clerk/Treasurer – Discussion of Various Redevelopment Commission Funds** – Amy Borns presented the board with the current payment reports and answered questions regarding the March fund reports. Darren Burkhart asked Amy to check into a way to declare Fund 9966 (Bal. \$371.53) and Fund 9967 (Bal. \$616.31) dormant. Such a declaration would be done through an ordinance process. She will investigate and report back at the next meeting.

**Gary Smith, Reedy Financial Group** – Gary Smith reviewed the RDC April Reporting Requirements. He also gave the board the March 1, 2023 Financial Update.

**Joshua L. Marsh, Mayor – Update of Tax Increment Financing Legislation (HB1085)** – Mayor Marsh asked Gary Smith of Reedy Financial Group to update the board on the status of HB1085 Tax Increment Financing Legislation. Gary stated that HB1085 is officially dead in this session of the State Legislature.

## **Approval of Claims**

### **March 2 2023 Regular Claims**

Reedy Financial – Invoice 9211	\$ 2084.23
Stephen Legal Group – Invoice 11076	270.00
Greensburg Municipal Water & Wastewater 02282023-1	1.19
Greensburg Municipal Water & Wastewater 02282023-2	1.19
Greensburg Municipal Water & Wastewater 02282023-3	1.19
Greensburg Municipal Water & Wastewater 02282023-4	1.19
Greensburg Municipal Water & Wastewater 02282023-5	<u>1.19</u>
<b>Total March 2 2023 Claims</b>	<b>\$ 2,360.18</b>



Ken Dornich made a motion and Darren Burkhart seconded the motion to approve the March 2, 2023 claims for a total \$2,360.18. The motion passed unanimously by voice vote 3-0.

There being no further business before the board, Darren Burkhart adjourned the meeting at 7:52 p.m.

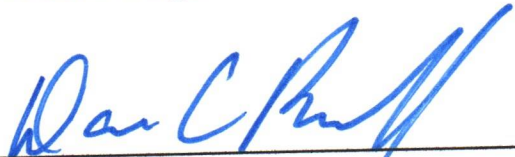
The next RDC scheduled meeting will be on Thursday, April 6, 2023 at 7:00 p.m. at the City Hall facility at 314 W. Washington Street.

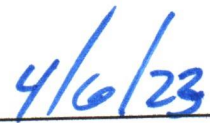
Respectfully submitted,


Judy Curd  
Recording Secretary

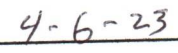
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Dr. David Weigel – President

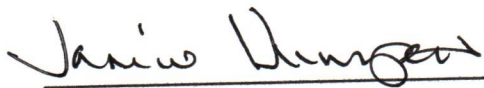
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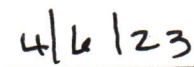
  
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Darren Burkhart – Vice President

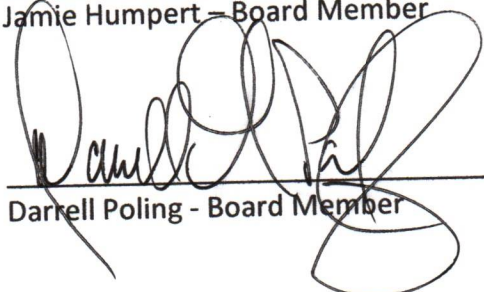
  
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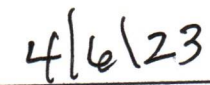
  
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Ken Dornich – Secretary

  
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Jamie Humpert – Board Member

  
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Date

  
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Darrell Poling - Board Member

  
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