

City of Greensburg
Redevelopment Commission Regular Meeting Minutes
City Hall 314 W. Washington Street
Thursday, February 22, 2024 at 6:30 p.m.

President David Weigel called the meeting to order at 6:30 p.m. and led the Pledge of Allegiance to the Flag.

Swearing in of a new Board Member: City Attorney Christ Stephen swore in new board member Mark Klosterkemper.

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

Minutes: The February 1, 2024 regular meeting minutes were approved as presented.

OLD BUSINESS

Zach Wirrig – Director of Public Projects

- **RDC Property Marketing Program:** Zach stated that he did get a hold of Bob Lindgren of Lee and Associates. Bob stated that he is interested in entering into another six-month contract with the RDC starting in March. We have received a copy of that agreement and it seems to be very similar to the first agreement. Zach stated that there is some interest in a 12-acre parcel. City Attorney Chris Stephen stated that there is a holdover provision in the contract that says if the parcel is sold within a certain period of time after the expiration of the contract, he still gets some component of that sale. Chris Stephen stated that this clause is common in most contracts of this kind.

Darrell Poling expressed his concerns about the lack of details for an action plan from Bob Lindgren. It was suggested that Bob Lindgren be asked to provide detail for an advertising plan and more concrete suggestions as to how to proceed with marketing the properties before a new agreement is signed. Darren Burkart made a motion and Ken Dornich seconded the motion to table any discussion of the sale of the 12-acre parcel until the contract for services is signed with Lee and Associates. The motion passed unanimously by voice vote 5-0.

- **Update on Residential Development Project:** We have verbal agreement to the terms of the agreement. City Attorney Chris Stephen noted that since they are very close to being finished and expect verbal agreement on Monday, he asked that the board authorize Dr. Weigel or Mayor Marsh to sign the documents. Ken Dornich made a motion and Mark Klosterkemper seconded the motion to approve that either Dr. Weigel and/or Mayor Marsh shall perpetuate all necessary

action and be authorized to sign the agreement with the contractor for the new Residential Development Project. The motion passed unanimously by voice vote 5-0.

NEW BUSINESS

Brady Rogers, Reedy Financial Group: Brady Rogers reviewed February 22 Financial Update and the April Reporting requirements.

Mayor Joshua Marsh: Purchase Agreement with Decatur County Commissioners for the Old Jail Lot / Railroad Property

• **Approval of Resolution 2024-25:** Mayor Josh Marsh asked the board to approve Resolution 2024-25 for the purchase of the old jail lot from the Decatur County Commissioners for the purchase price of \$120,000. The mayor stated that he has received a signed agreement from the Commissioners indicating their approval of the sale of the property. The approval of Resolution 2024-25 completes the purchase and then we will move forward with arranging the closing of the property. The mayor also asked that the board remit payment as soon as possible. Ken Dornich made a motion and Darrell Poling seconded the motion to approve Resolution 2024-25 for the purchase of the old jail lot located on Railroad Street between Broadway and Franklin Streets for the purchase price of \$120,000 and to authorize payment to the Decatur County Commissioners immediately. The motion passed unanimously by voice vote 5-0.

• **Approval of RFP for Old Jail Lot/Railroad Property:** Jack Woods, Director of Community and Economic Development at the Veridus Group, provided an outline of how Veridus would create an RFP for the development of Railroad Street property. Veridus is serving in an advisory role for the city projects. Mr. Woods discussed the property disposition process, what the RFP proposal is, what it means, the timeline, and how it would be applicable to this project. The timeline is mostly complete. However, we still need to finalize the appraisal. The date for the RFP issue is March 5. We need to allow six weeks for developers to respond. They will be due the Friday before the May meeting. It should take about a month to review the submittals. The June meeting is when the board could accept a proposal. Mr. Woods stated that he would be available to stay on as an advisor in negotiations with the developer and help to evaluate those deals. Next is getting through the design phase and construction.

Approval of Claims:

• **February 22 2024 Regular Claims**

Reedy Financial Services – Invoice 10398	\$ 2,986.95
Stephen Legal Group – Invoice 12351	1,175.00
Judith Curd Secretarial Services – Invoice 022224	60.00
Greensburg Mun. Water & Wastewater – 01312024	<u>7.00</u>
Total February and March 2024 Claims	\$ 4,413.95

Darrell Poling made a motion and Ken Dornich seconded the motion to approve to pay the February and March 2024 claims for a total of \$4,413.95. The motion passed unanimously by Roll Call vote 5-0.

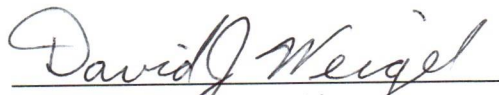
Meeting Close:

There being no further business before the board, President Dr. David Weigel adjourned the meeting at 7:41 p.m.

The next RDC regularly scheduled meeting will be held on Thursday, April 4, 2024 at 7:00 p.m. at the City Hall facility at 314 W. Washington Street.

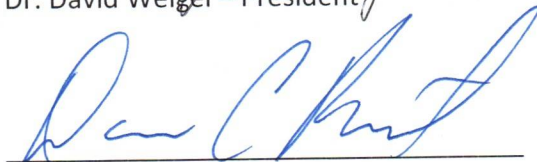
Respectfully submitted,

Judy Curd
Recording Secretary



Dr. David Weigel – President

4-4-2024
Date



Darren Burkhardt – Vice President

4/4/2024
Date



Ken Dornich – Secretary

4-4-24
Date

Mark Klosterkemper – Board Member

Date



Darrell Poling - Board Member

4/4/2024
Date