

**City of Greensburg
Redevelopment Commission Regular Meeting
Monday, May 5, 2022
7:00 p.m. City Hall
314 W. Washington Street**

President Dr. David Weigel 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: Dr. David Weigel, Ken Dornich, Darren Burkhardt, and Darrell Poling. Board Member Jamie Humpert was absent. City Attorney Chris Stephen, Street Commissioner Mark Klosterkemper, City Engineer Ron May, and Mayor Josh Marsh were also present. Judy Curd performed the duties of recording secretary.

Agenda – The agenda was approved as presented.

Minutes – Dr. Weigel presented the April 7, 2022 regular meeting minutes for approval. They were approved as presented.

NEW BUSINESS

Ron May, City Engineer

Long Range Project Plan – Ron May stated that now is the time to revisit the Commission's Project List. He asked that the board should form a project list working group to make a recommendation to the Redevelopment Commission. Board members Ken Dornich and Dr. David Weigel and Ex-Officio Member Mark Bower agreed to serve on the committee. A motion was made by Ken Dornich and seconded by Darren Burkhardt to approve to form a project list working group consisting of Ex-Officio member Mark Bower, and Board Members Dr. David Weigel and Ken Dornich to make a recommendation to the commission. The motion passed unanimously by voice vote 4-0.

OLD BUSINESS

Mayor Josh Marsh – Discussion and presentation of Agreement for Residential Development

Mayor Marsh appeared before the Redevelopment Commission to announce that an agreement has been reached with a developer, Beacon Homes, on the property on Veterans Way that the Commission purchased in late 2020. The agreement before you talks about a timeline for the start of infrastructure reimbursements from the Commission, a timeline not to exceed four years, and for the builder to build 72 middle income single-family residences on the approximately 33 acre parcel. Darrell Poling made a motion and Ken Dornich seconded the motion to approve the inclusion of the appraised amount of the acreage as the basis of the purchase price and to authorize Dr. David Weigel to execute an agreement with Beacon Homes for an amount not to

exceed the appraised value of the parcel of land. The motion passed unanimously by voice vote 4-0.

Ron May, City Engineer – Discussion of Offering Remaining Property for Sale

Ron May stated that there are two remaining parcels for sale. Counsel recommended that the board establish a value to exceed the appraised value of the property. A motion was made by Darren Burkhardt and seconded by Ken Dornich to approve that Ron May and Mayor Josh Marsh established a value to exceed the appraised value of the property and the Commission will offer those parcels for sale through sealed bids to be opened in the July 7th meeting. The motion passed unanimously by voice vote 4-0.

Dr. David Weigel, President Redevelopment Commission

Dr. Weigel asked for a resolution confirming our needs for the TIF revenues which is a statutory requirement that needs to be complete by June 15, 2022. It has been prepared by the Reedy Financial Group. The revenue that we expect to collect next year is \$1,064,000. Our percentage is 144%. If it less than 200% we don't have to pass anything through. We have letters to go to the overlapping taxing units: Decatur County Solid Waste Management, Decatur County, City of Greensburg, Greensburg Public Library, Greensburg Community Schools, Washington Township, and the Decatur County Commissioners. Ken Dornich made a motion and Darrell Poling seconded the motion to approve the resolution to confirm the needs for the TIF revenues for 2023. The motion passed unanimously by voice vote 4-0.

NEW BUSINESS

Claims

Approval of May 2022 Claims

Reedy Financial – March 2022	\$2,119.63
Reedy Financial – April 2022	2,120.53
Stephen Legal Group – April 2022	105.00
Stephen Legal Group – April 2022	<u>210.00</u>

Grand Total for May Claims	<u>\$4,555.16</u>
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Darren Burkhardt made a motion and Ken Dornich seconded the motion to approve the May 2022 claims for \$4,555.16. The motion passed unanimously by voice vote 4-0.

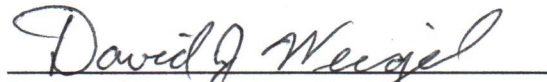
Ron May – New Financial Forms - Ron noted that the board has received a new financial reporting form this month. This form includes changes in the form that shows in the column on the far right the Appropriations Balance (Cash-on-Hand Status). This report is still a work in progress. There may be a small discrepancy in the report.

There being no further business, the meeting was adjourned at 7:23 p.m.

The next RDC scheduled meeting will be on Thursday, June 2, 2022 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

7-7-2022
Date

Darrell Poling – Vice President

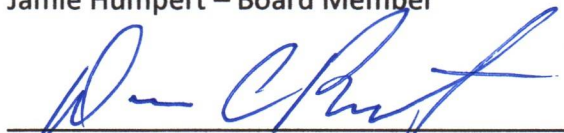
Date


Ken Dornich – Secretary

Date


Jamie Humpert – Board Member

7/7/22
Date


Darren Burkhardt - Board Member

7/7/22
Date