

City of Greensburg
Redevelopment Commission Regular Meeting Minutes
City Hall 314 W. Washington Street
Thursday, June 6, 2024 at 7:00 p.m.

President Dr. David Weigel called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance to the Flag.

Title VI Information - President Weigel noted that the city has updated the agendas so that we do not have to state the information about Title VI at every meeting. Title IV information has been moved permanently to the city's website (www.cityofgreensburg.com) for reference. Surveys are still available at the back of the room and may be filled out and turned in at any time.

Roll Call: Board members present were Dr. David Weigel, Ken Dornich, Mark Klosterkemper, Darrell Poling and Ex-Officio member Mark Bower were present. City Attorney Chris Stephen, Mayor Josh Marsh, and City Clerk Treasurer Amy Borns were also present. Board member Darren Burkhart and Director of Public Works Zach Wirrig were absent. Judy Curd performed the duties of recording secretary. Guest speakers Jack Woods and Pete Olson of Veridus, Main Street Executive Director Allie Beck and Brady Rogers of Reedy Financial were also present.

Minutes: The May 2, 2024 regular meeting minutes were approved as presented.

OLD BUSINESS

• **Jack Woods – Veridus**

Jack Woods and Pete Olson of Veridus spoke to the group about Iron Men's proposal and the steps needed to enter into an economic development agreement. There would be guarantees that Iron Men would complete their tasks on time. They also mentioned including steps to provide remedies for the EDC to take back the property in case the agreement should need to be terminated. Darrell Poling noted that he came away from the meeting the committee had with Iron Men with a good feeling that they were very capable and willing to listen to what the RDC wants. Jack Woods stated that since the proposal meets the minimum offer price, he recommended that RDC motion to enter into negotiations with Iron Men to develop an economic development agreement. A motion was made by Darrell Poling and seconded by Ken Dornich to approve that the Redevelopment Commission enter into negotiations with Iron Men to develop an economic development agreement. The motion passed unanimously by voice vote 4-0.

NEW BUSINESS

- **Main Street Greensburg – Allie Beck Executive Director**

Allie Beck spoke to the RDC regarding a Honda grant recently received by Main Street Greensburg and requested that the RDC consider contributing matching funds of \$25,000 to Main Street Greensburg to support the Honda grant. The funds are to be used for a new Main Street Greensburg Interior Renovation Grant Program. MSG will offer a \$9,000 reimbursement to business owners or building owners for energy efficient improvements. The grant would require a 10% match. All renovations must be related to improving the energy efficiency of the building for projects such as electrical, HVAC, plumbing, and windows/insulation. Ken Dornich made a motion and Mark Klosterkemper seconded the motion to provide \$25,000 in matching funds to Main Street Greensburg. The motion passed unanimously by voice vote 4-0.

- **Reedy Financial – Brady Rogers**

Brady Rogers spoke to the RDC regarding the June 15 TIF pass through reporting requirement. We need to pass a resolution as well as signed letters showing that there will not be any excess assessed value that is able to be passed through because we are going to be spending at least 50% of all of the revenues. Mark Klosterkemper made a motion and Ken Dornich seconded the motion to approve for President Weigel to sign the resolution and supporting letters to show that there will not be any excess assessed value passed through. The motion passed unanimously by voice vote 4-0.

- **Property Marketing Program - Mayor Josh Marsh**

Mayor Marsh reported that an offer from Forge Fitness for 1.723 acres located at 181 East Veterans Way (behind the Harbor Freight site) for \$64,500 was reviewed by the committee. The offer had expired before this meeting but an addendum was added to extend that date to June 8. He stated that the offer was submitted was for full asking price. Representatives of Forge Fitness are present at tonight's meeting. They are asking the board to sell them the land only. The committee reviewed the UDO requirements and they were approved by the committee. Ken Dornich made a motion and Darrell Poling seconded the motion to approve the sale and authorize Dr. David Weigel to sign the document. The motion passed unanimously by voice vote 4-0.

- **Wastewater Dept Easement Machine – Mayor Josh Marsh**

Mayor Marsh presented a quote for a new easement machine for the Wastewater Department to purchase to be used primarily for the new houses in Liberty Lakes that are on the pressure systems. The quote submitted was from JDC Corporation for a Trail Beast / JDC Easement Machine for \$55,000. The machine may also be used in other areas as deemed necessary. Ken

Dornich made a motion and Mark Klosterkemper seconded the motion to purchase the Trail Beast Easement Machine for \$55,000 and donate it to the city. The motion passed unanimously by voice vote 4-0.

COPS Grant - The mayor stated that Greensburg Police Chief McNeeley has asked the RDC for standard a letter of support to apply to the U.S. Department of Justice for a COPS Grant. There is no financial commitment. The mayor encouraged the RDC to support the request.

Approval of Claims:

• **June 6, 2024 Regular Claims**

Reedy Financial Services – Invoice 10791	\$2,917.10
Veridus Group – Invoice 203374	376.25
Stephen Legal Services – Invoice 12687	150.00
Stephen Legal Services – Invoice 12688	405.00
Judith Curd Secretarial Services – Invoice 060624	60.00
JQOL – Jail Lot Legal Description	700.00
JQOL – Jail Lot Boundary Survey	3,000.00
Greensburg Mun. Water & Wastewater – 5/31/2024	<u>6.10</u>

Total June 6 2024 Claims **\$ 7,614.45**

Mark Klosterkemper made a motion and Darrell Poling seconded the motion to approve to pay the June 6, 2024 claims for a total of \$7,614.45. The motion passed unanimously by voice vote 4-0.

After discussion about concerns on the actual due date for the bond payment, Darrell Poling made a motion and Mark Klosterkemper seconded the motion to approve to pay the bond payment due in July. The motion passed unanimously by voice vote 4-0.

Meeting Close:

There being no further business before the board, President Dr. David Weigel adjourned the meeting at 7:31 p.m.

The next RDC regularly scheduled meeting will be held on Monday, July 8, 2024 at 7:00 p.m. at the City Hall facility at 314 W. Washington Street.

Respectfully submitted,

Judy Curd
Recording Secretary

David J Weigel
Dr. David Weigel – President

7-8-2024
Date

D - C Burkhart
Darren Burkhart – Vice President

7/8/2024
Date

Ken Dornich
Ken Dornich – Secretary

7-8-24
Date

Mark Klosterkemper
Mark Klosterkemper – Board Member

7/8/24
Date

Darrell Poling
Darrell Poling - Board Member

7/8/24
Date