

**City of Greensburg Redevelopment Commission
City Hall 314 W. Washington Street**

**Regular Meeting Minutes
Tuesday, September 1, 2026 6:30 p.m.**

Pledge of Allegiance: President Darren Burkhart called the meeting to order at 6:31 p.m. and led the Pledge of Allegiance to the flag.

Roll Call: Board members present were Darren Burkhart, Ken Dornich, Mark Klosterkemper, Timmy Langston, and Darrell Poling. Ex-officio board member Jon Dooley was present. City Attorney Chris Stephen, Mayor Josh Marsh, Director of Public Projects Zach Wirrig and Economic Development Corp Director Bryan Robbins were also present. Judy Curd performed the duties of Recording Secretary.

Approval of the Regular Meeting Minutes: There were no corrections to the June 2, 2026 minutes. They were approved as presented.

OLD BUSINESS - None

NEW BUSINESS - Zach Wirrig – Director of Public Projects

- **Agreement with Gen Five LLC** – RDC receiving funds from Liberty Lakes. Ken Dornich made a motion and Mark Klosterkemper seconded the motion to approve authorizing the execution of the agreement to accept the funding from Gen Five LLC. The motion passed unanimously by 5-0

- **Agreement with Heart of the Tree City** – Bryan Robbins, representing Accelerate Rural Indiana, submitted a request that the RDC consider pivoting \$500,000 of the RDC's financial commitment from the Liberty Lakes project to the Preserving Main Street project.

Timmy Langston made a motion and Darrell Poling seconded the motion to approve the request from Accelerate Rural Indiana to:

1. Accept additional up to \$875,000 READI 1.0 funding for the Liberty Lakes project to reimburse approved expenses.
2. Establish November 25, 2026 as the final deadline for project leaders of the Preserving Main Street project to submit invoices to the RDC for disbursement from the dedicated local public match.

The motion passed unanimously by voice vote 5-0.

- **Approval of RDC Memo 001** - Subject: RDC Authorization of Auction Spending and Action Items to bid on the Alexander Mobile Home Park LLC at the Decatur County Tax Sale September 25, 2026.

1. Purpose

Approve authorization of the RDC to bid on Alexander Mobile Home Park LLC at the Decatur County Tax Sale September 25, 2026. The RDC wishes to purchase the Mobile Home Park but does not want to reveal the intent or the maximum purchase price in a public meeting as not to inform other bidders of their intent.

2. Background

The RDC has interest in the Alexander Mobile Home Park as a larger development plan for housing along Park Road. Being able to purchase this property would lead to a larger housing development to be developed with potential inclusion of the property directly to the north.

3. Discussion

RDC Members – being able to purchase this property eliminates a blighted property in the City. This is impactful with the upcoming Park Road reconstruction project. The RDC being able to hold this property would also generate negotiations with the property owner to the north to begin planning a new housing development. If the RDC does win the bid on the property they will have to meet all requirements of the Tax Sale. Upon ownership of the property the RDC will have the ability to sell off the personal property to recoup some cost of the purchase.

4. Recommendation

Make a motion to "Approve RDC memo 001 including the authorization of the items listed within the memo" The Memo would become part of the meeting minutes to be approved at the next meeting.

1. Approval of Zach Wirrig or another designated bidder on behalf of the Greensburg Redevelopment Commission of the Alexander Mobile Home Park LLC property at the Decatur County Tax Sale held September 25, 2026. Darren Burkhart and Ken Dornich to have authority to approve by email to assign another bidder on behalf of the RDC up until the time the auction starts.

2. Greensburg Redevelopment Commission to approve a bid up to \$675,000 for the Alexander Mobile Home Park LLC property.

a. LEI grant will contribute up to \$375,000

5. Next Step

Pass motion to approve the above items. Designated Bidder to attend the live auction. At the next public meeting the Memo and results of the auction will be discussed during the meeting to disclose information held in this memo.

6. Attachments

Map of parcel of the auction on which to bid.

Ken Dornich made a motion and Timmy Langston seconded the motion to approve the above the Authorization of Auction Spending to bid on the Alexander Mobile Home Park LLC at the Decatur County Tax Sale September 25, 2026. The RDC wishes to purchase the Mobile Home Park but does not want to reveal the intent or the maximum purchase price in a public meeting as not to inform other bidders of their intent.

The motion passed unanimously by voice vote 5-0.

Approval of July 2026 Claims

Hardebeck Appraisal Services - Invoice 2026-007	1,500.00
Priser Appraisals - Invoice 20260612	1,800.00
Seneca Landing – Invoice 1002	89,246.80

Stephen Legal Group LLC – Invoice 15444	390.00
The Huntington National Bank- Invoice 1198215	58,450.00
Greensburg Municipal Water – 06/29/2026	<u>5.20</u>
Total	\$ 151,392.00

Approval of August 2026 Claims

AIM – Invoice RAI 2026	125.00
Barnes & Thornburg LLP - Invoice 3611964	8,983.00
Stephen Legal Group LLC – Invoice 15609	<u>345.00</u>
Total	\$ 9,458.20

Motion for July 2026 Regular Claims for a Total of \$151,392.00 and August 2026 Regular Claims for a Total of \$9,458.20 (Electronically approved in July and August 2026 by Email) – Mark Klosterkemper made a motion and Ken Dornich seconded the motion to approve formally the July and August 2026 Claims. The motion passed unanimously by voice vote 5-0.

Approval of September 1, 2026 Regular Claims

Reedy Financial – Invoice 14637	2,917.27
Reedy Financial – Invoice 14638	675.00
Seneca Landing LLC – Invoice 1003	206,806.40
Seneca Landing LLC – Invoice 1004	70,983.65
Stephen Legal Group – Invoice 15647	45.00
Judy Curd Secretarial Services 09/01/2026	60.00
Greensburg Municipal Water & Wastewater – 08/26/2026	5.20
RAI	<u>1,119.06</u>
TOTAL	\$ 282,611.58

Mark Klosterkemper made a motion and Ken Dornich seconded the motion to approve to pay the September 1, 2026 claims for a total of \$282,611.58. The motion passed unanimously by voice vote 5-0.

Comments from the Board and/or Public – Darrell Poling asked for Zach to give an update on the Iron Man Project. Zach stated that the foundations have been poured and the framing crew is on sight.

Meeting Close

There being no further business before the board, President Darren Burkhart adjourned the meeting at 6:11 p.m.

The next RDC regularly scheduled meeting will be held on Tuesday, October 6, 2026 at 6:30 p.m. at City Hall at 314 W. Washington Street.

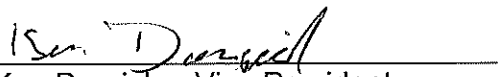
Respectfully submitted,

Judy Curd
Recording Secretary

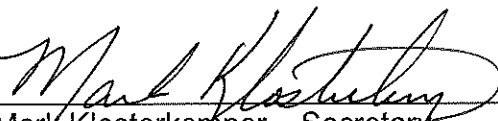
Greensburg Redevelopment Commission Minutes - Board Approval


Darren Burkhart - President

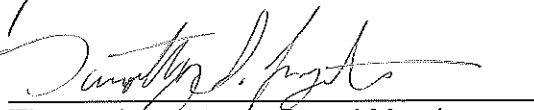
10/6/2026
Date


Ken Dornich - Vice President

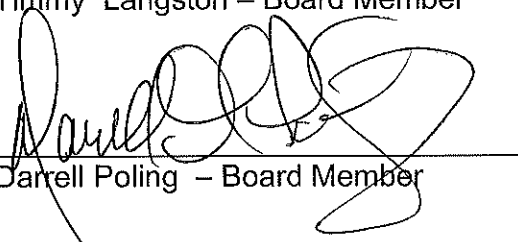
10-6-26
Date


Mark Klosterkemper - Secretary

10/6/2026
Date


Timmy Langston - Board Member

10/6/26
Date


Darrell Poling - Board Member

10/6/26
Date

EXHIBIT A

To: City of Greensburg RDC

From: Zach Wirrig, Director of Public Projects

Date: August 31, 2026

Subject: RDC Authorization of Auction Spending and Action Items

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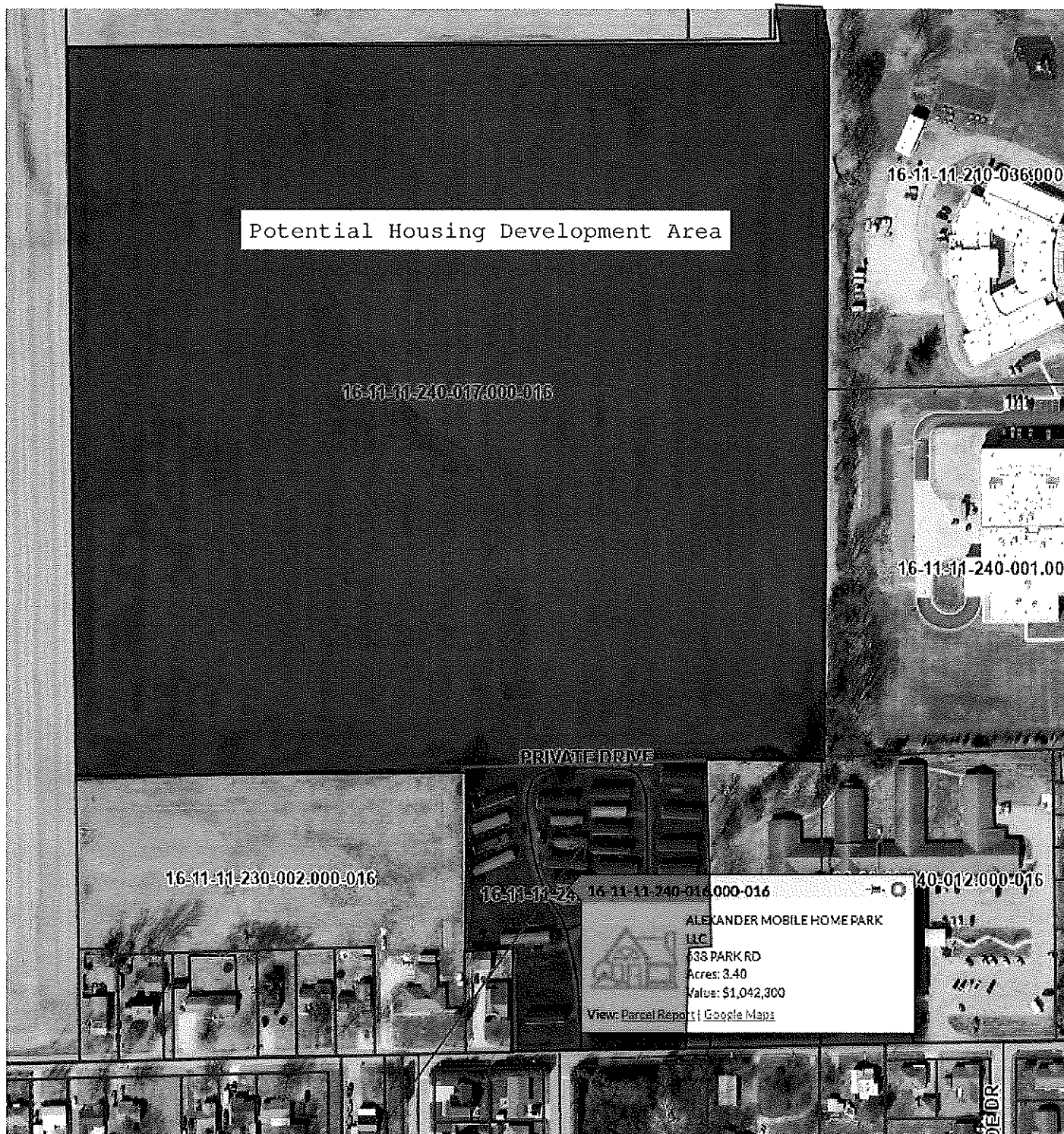
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