

**City of Greensburg
Redevelopment Commission Regular Meeting
City Hall 314 W. Washington Street
Thursday, September 7, 2023 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.

Roll Call: Board members Dr. David Weigel, Darren Burkhart, and Darrell Poling were present. Board member Jamie Humpert was absent. Ex-Officio Mark Bower was present. Ken Dornich and Darrell Poling were absent. Mayor Josh Marsh, City Attorney Chris Stephen, and City Engineer Ron May were also present. Judy Curd performed the duties of recording secretary.

Agenda: The agenda was approved as presented.

Minutes: The August 3, 2023 Executive Session and August 3, 2023 Regular Meeting Minutes were approved as presented.

OLD BUSINESS

Ron May, City Engineer

Resolution No. 2023-09 Changing Last Draw Date for Increment Revenue Bonds, Series 2014 – Ron May advised the board this has not been entirely worked out with the bank at this point. However, the board may choose to approve to adopt this resolution anyway. The interest rate on this bond is very attractive by today's standards. The bond money may be used for any work on Veteran's Way or anything associated with Veteran's Way. The draw date will change from 2023 to 2027. For instance, it could be used for the Broadway Street Project or may be used for the pedestrian corridor connecting to Veterans Way. Ron stated maybe \$3,000,000 to \$4,000,000 might be left on the loan. The RDC is currently paying \$500,000 a year of principal plus interest on the loan. After discussion, Darren Burkhart made a motion and Jamie Humpert seconded the motion to adopt Resolution No. 2023-09 changing the last draw date to 2027. The motion passed unanimously by voice vote 3-0.

RDC Property Marketing Program - Ron May reported that he has forwarded an email from Bob Lingren of Lee and Associates to the board regarding the marketing of the property along Veterans Way. Bob reported that the 12-acre site that the RDC owns is potentially appropriate for a home improvement style business like Menards or Home Depot. He hasn't got any traction yet and it may take some time to gain some interest in any of the parcels.

Update on Residential Development Project – Ron reported that we have had some discussions with at least three potential developers and some other avenues. We have good interest from at least two of the three and expect maybe to have some interest from a third one soon. He asked the board if they would like to meet in executive session to discuss disposing of real estate. If the Commission does want to meet, he suggested either September 20th or the 28th at 6:00 p.m. The board chose to meet on Wednesday, September 20 at 6:00 p.m. at City Hall.

Update on the Multi-Use Path over State Road 3 – American StructurePoint has been working on it. They have completed the concept alignment development. They have been scheduled to have a draft ready on September 8 and they are scheduled to appear before the board next month on October 5, 2023. When we get a copy of the draft, Ron will forward it to the board.

Update on Reconstruction of Broadway Street from Veterans Way to State Road 3 – Ron reported that American StructurePoint is working on the reconstruction of Broadway Street from Veterans Way to State Road 3 project concept. They are scheduled to have until tomorrow to have a draft ready and are scheduled to appear before the board next month. When Ron receives the draft, he will forward it to the board. He asked the board to respond with comments or no comments accordingly. The Broadway Street project is following the same path. We are supposed to receive a completed draft on September 8. He will also forward this document to the board for comments.

NEW BUSINESS

Approval of Claims

Sep 7 2023 Regular Claims

American Structurepoint – Invoice 166359	\$ 21,790.00
American Structurepoint - Invoice 166358	19,953.00
Reedy Financial –Invoice 9788	2,084.23
Stephen Legal Group – Invoice 11724	225.00
Stephen Legal Group – Invoice 11723	90.00
Judith Curd Secretarial Services 08092023	60.00
Greensburg Municipal Water & Wastewater 08092023-1	1.19
Greensburg Municipal Water & Wastewater 08092023-2	1.19
Greensburg Municipal Water & Wastewater 08092023-3	1.19
Greensburg Municipal Water & Wastewater 08092023-4	1.19
Greensburg Municipal Water & Wastewater 08092023-5	<u>1.19</u>

Total Sep 7 2023 Claims **\$ 44,208.18**

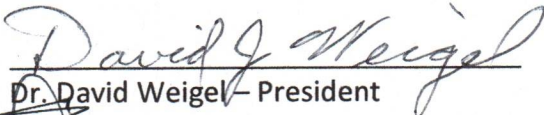
Jamie Humpert made a motion and Darren Burkhart seconded the motion to approve the September 7, 2023 claims for a total \$44,208.18. The motion passed unanimously by voice vote 3-0.

There being no further business before the board, President David Weigel adjourned the meeting at 7:16 p.m.

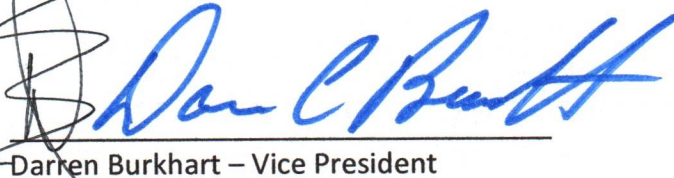
The next RDC regularly scheduled meeting will be held on Thursday, October 5, 2023 at 7:00 p.m. at the City Hall facility at 314 W. Washington Street. There will also be an Executive Session meeting on Wednesday, September 20 2023 at 6:00 p.m.

Respectfully submitted,

Judy Curd
Recording Secretary


Dr. David Weigel – President

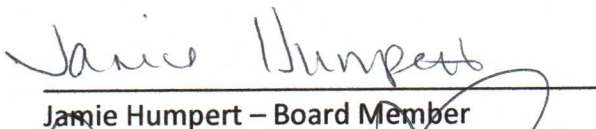
10-5-2023
Date


Darren Burkhardt – Vice President

10/5/2023
Date


Ken Dornich – Secretary

10-5-22
Date


Jamie Humpert – Board Member

10/5/23
Date


Darrell Poling – Board Member

10/5/23
Date