

City of Greensburg Redevelopment Commission
Regular Meeting Minutes
City Hall 314 W. Washington Street
Thursday, March 6, 2025 at 7:00 p.m.

President Darren Burkhardt called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance to the Flag.

New Board Member - Mayor Josh Marsh introduced new board member Timmy Langston. Timmy was sworn in earlier this evening in the mayor's office.

Roll Call: Board members present were: Darren Burkhardt, Ken Dornich, Mark Klosterkemper, Timmy Langston, and Darrell Poling. Ex-Officio board member Mark Bower was absent. Mayor Joshua Marsh, City Attorney Chris Stephen, and Director of Public Projects Zach Wirrig were also present. Judy Curd performed the duties of recording secretary.

Approval of Minutes: There were no corrections to the February 6, 2025 minutes. They were approved as presented.

OLD BUSINESS

Chris Stephen – City Attorney

Decatur County Sports Complex Resolution 2025-06 – Chris Stephen reviewed information presented at the February meeting stating that he had contacted the State Board of Accounts regarding the use of RDC funds to improve the sports complex. The State Board advised that if the RDC passed a resolution stating the reasoning why the improvement of the complex would benefit and service the allocation area, the State Board of Accounts would not have issue with the action in future audit. The board has previously approved the amount of \$100,000 towards the allocation for capital improvements.

To that end, Chris has drafted Resolution No. 2025-06 Resolution of the City of Greensburg Redevelopment Commission authorizing expenditure of tax increment finance funds in the amount of a \$100,000 grant to the Decatur County Parks Department for site improvements to the Baseball / Softball Sports Complex.

Ken Dornich made a motion and Darrell Poling seconded the motion to approve the Decatur County Sports Complex Resolution 2025-06 stating that the Commission authorizes the expenditure of unobligated funds on deposit in the Allocation Fund in an amount of one hundred thousand dollars (\$100,000) for use in the development of the Expanded Allocation Area for Site Improvements to the Baseball / Softball Sports Complex. The motion passed unanimously by Roll Call vote 5-0. The approved funds are included on tonight's claims docket.

Zach Wirrig – Director of Public Projects

- **Iron Men Apartment Complex** – Zach stated that the EDA has been sent to Iron Men and they have acknowledge receipt of the document and are reviewing it and will return it for review and approval. Iron Men is still waiting on the tax credit approval. Chris Stephen noted that the three lots have been combined into one parcel. Chris and the county attorney have reviewed the documents and a quit claim deed has been prepared. The County Attorney will then obtain signature from Commissioner Jeremy Pasel and the deed and easement documents will be recorded soon thereafter.

- **Liberty Lakes** – The spec house is complete and is being staffed by Beacon on weekends. Two more building permits for houses have been issued and the foundations are started. Two more lots have been sold to home buyers. After the ground dries, Schutte will return to work on the road and do more clearing around the lake area sometime in April or May. Twenty houses are scheduled to be completed this year. And plans are to complete forty houses next year.

- **RDC Property Marketing Program** – No movement.

- **Fitness Center** – The owners are revising their site plan in order to meet state requirements.

NEW BUSINESS

Reedy Financial – April Financial Report – Mayor Marsh gave the presentation stating that Reedy had a scheduling conflict and could not attend. Mayor Marsh reviewed the April Financial Report noting that there needs to be a record in the minutes that the board received a copy of the Financial Report prior to April 1. And that the Clerk's Office will serve as the RDC treasurer and is required to report the contents of the report to the RDC prior to April 1. The report will also be forwarded to the City Council prior to April 15.

He also noted that noted on Pg 9, the bond from the 2020 purchase of the Veterans Way properties has a remaining balance of approximately \$225,000. The funds can be used for any thing that they deem necessary for that property. You are also to receive a list of every parcel that falls in your district.

Zach Wirrig – Lease Agreement for 12 Acres of Farm Ground - Zach presented a lease for a 12-acre plot of farm ground for approval by the board. Darrell Poling made a motion and Ken Dornich seconded the motion to approve the lease of 12 acres of farm ground. The motion passed unanimously by voice vote 5-0.

Approval of March 6, 2025 Regular Claims

Reedy Financial – Invoice 12118	2,919.07
Stephen Legal Services – Invoice 13717	210.00
Stephen Legal Services – Invoice 13718	435.00
Veridus – Invoice 204145	537.50
Judith Curd Secretarial Services – Invoice 03062025	60.00
Greensburg Mun. Water & Wastewater – 2/27/2025	3.78
Decatur County Parks Capital Improvement Grant	100,000.00
2008A Bond Payment – Bank of New York	<u>490,219.96</u>

Total March 6, 2025 Regular Claims **\$594,385.31**

Ken Dornich made a motion and Mark Klosterkemper seconded the motion to approve to pay the March 6, 2025 claims for a total of \$594,385.31. The motion passed unanimously by voice vote 5-0.

Comments from the Board and/or Public – Bryan Robbins, the Executive Director of Economic Development Corporation of Greensburg – Decatur County, passed out copies of a Professional Services Agreement from TPMA LLC along with a proposal titled Decatur County Housing Market Study and Needs Analysis for the board to review. The term of the agreement is July 1, 2025 to November 30, 2025.

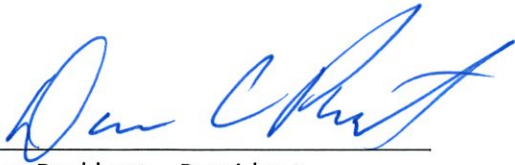
Meeting Close

There being no further business before the board, Darrell Poling made a motion and Ken Dornich seconded the motion to adjourn. The motion passed unanimously by voice vote 5-0. The meeting adjourned at 7:30 p.m.

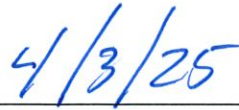
The next RDC regularly scheduled meeting will be held on Thursday, April 3, 2025 at 7:00 p.m. at City Hall at 314 W. Washington Street.

Respectfully submitted,

Judy Curd
Recording Secretary



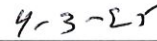
Darren Burkhart – President



Date



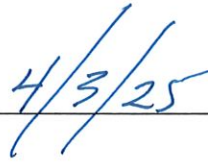
Ken Dornich – Vice President



Date



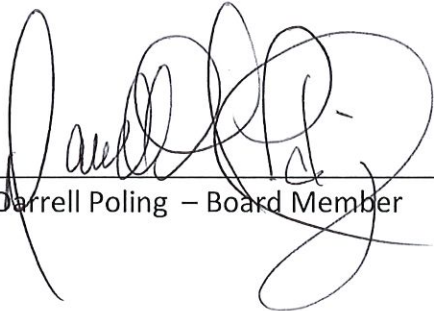
Mark Klosterkemper – Secretary



Date

Timmy Langston – Board Member

Date



Darrell Poling – Board Member



Date