

President J. David Hopper called the Meeting to order at 4:30 p.m.

PRESENT: Commission Members Kevin A. Hoover, Bryan K. Harris, J. David Hopper, Michael Campbell, and Charles Miller (**virtual**); and Non-Voting Advisor Chris Zaborowsky (**in person**)

Also In Attendance: Stephen Watson, Attorney and Amanda Leach, Recording Secretary (in person)

Approval of Meeting Minutes:

Mr. Hopper requested a motion to approve the minutes of the September 10, 2024 meeting, so moved by Mr. Harris, seconded by Mr. Campbell. **Roll Call Vote: Ayes: Campbell, Hopper, Hoover, Miller and Harris; Nays: None. (5-0) Motion carries.**

New Business

None.

Old Business

PLS PROS (Project Masterforce) Annual Report and Incentive Claim

Ryan Ellis and John Black (in person), and Paul Headly (virtual) of PLS PROS, addressed the Commission to present its corrected annual report. Mr. Ellis and Mr. Headly reported investing approximately \$5.8 Million with an additional \$700,000 planned for 2025, and that the Company employs no less than 17 Greenwood based full-time positions earning an average of at least \$100,000 annually excluding benefits. Mr. Ellis continued to explain the future expansion for PLS in partnering with the local schools to co-op up to 10 students to begin training and education within the trade. Mr. Hoover moved to waive the deadline filing date of the annual report, seconded by Mr. Harris. **Roll Call Vote: Ayes: Campbell, Hopper, Hoover, Miller and Harris; Nays: None. (5-0) Motion carries.**

Mr. Campbell moved to approve the achievement of Milestone No. 1 and incentive payment in the amount of \$50,000, seconded by Mr. Harris. **Roll Call Vote: Ayes: Campbell, Hopper, Hoover, Miller and Harris; Nays: None. (5-0) Motion carries.**

Capital Project Report

This portion of the agenda was moved to the November meeting.

Financial Report

Monthly Financial Report

Adam Stone (in person), Stone Municipal Group stated the current Financial Summary in real time is located on the City's website at greenwoodin.opengov.com.

2025 Spending Plan

Mr. Stone presented the 2025 Spending Plan as required by new law and in conformance with the requirements of the Department of Local Government Finance ("DLGF"). Mr. Stone went through the anticipated debt payments; capital expenditures; professional expenses; operating expenses; permissible reimbursements; expenditures from bond proceeds and other anticipated expenditures. Mr. Hoover moved to approve the 2025 Spending Plan as presented, seconded by Mr. Harris. **Roll Call Vote: Ayes: Campbell, Hopper, Hoover, Miller and Harris; Nays: None. (5-0) Motion carries.**

Resolution No. 2024-04 – TIF Additional Appropriation was introduced with a public hearing and final action to be taken at the November 12th meeting.

Department Reports:

Corporation Counsel – Sam Hodson

- None.

RDC Attorney – Stephen Watson

- **BBC (Oaken Barrel) Annual Report** – Attorney Watson stated the annual report was timely received Monday, September 9, 2024. Mr. Watson summarized the Report and compared it to the Project Agreement requirements, finding that it is in compliance, and noting that the Report shows the project has resulted in 12 additional full-time equivalent employees on the property (44 originally and 56 now) with at an average hourly wage of \$32/hr (up from \$27/hr originally). Mr. Watson also noted a total of \$2,646,000.00 has been invested in the redevelopment and revitalization and the assessed value has increased \$861,600 since the 2017 approved project agreement. Based on the Report being in compliance, BBC's oral report was waived. No further action necessary at this time.

City Controller – Greg Wright, Jr.

- None.

City Engineer – Mark St. John

- **Market Plaza Project – 2nd Amendment to PSA with GAI Consultants**

Mr. St. John (in person), addressed the Commission to request approval of the above referenced PSA. Mr. St. John explained the Commission had approved the PSA at a previous meeting, however the additional scope and cost was incorrect at \$46,200. The PSA 2nd Amendment has been corrected to reflect the additional scope and cost at \$58,700.00. Mr. Harris moved to approve the corrected 2nd Amendment PSA with GAI Consultants as requested, seconded by Mr. Hoover. **Roll Call Vote: Ayes: Campbell, Hopper, Hoover, Miller and Harris; Nays: None. (5-0) Motion carries.**

Mayor's Office – Mark Myers

- None.

Claims Docket:


Mr. Harris moved to approve the October claims docket in the amount of \$1,672,290.44 seconded by Mr. Campbell. **Roll Call Vote: Ayes: Campbell, Hopper, Hoover, Miller and Harris; Nays: None. (5-0) Motion carries.**

Any other business to come before the Commission

None.

Adjournment:

With no further business, the meeting adjourned at 4:56 p.m.


J. David Hopper, President


Bryan K. Harris, Secretary

RECAP OF MOTIONS:

<p><u>Approval of Meeting Minutes:</u> Motion to approve the minutes of September 10, 2024.</p>	<p>So moved by Mr. Harris, seconded by Mr. Campbell. Roll Call Vote: Ayes: Campbell, Hopper, Hoover, Miller and Harris; Nays: None. (5-0) Motion carries.</p>
<p><u>PLS PROS (Project Masterforce) Annual Report and Incentive Claim</u> Motion to waive annual report filing deadline.</p>	<p>So moved by Mr. Hoover, seconded by Mr. Harris. Roll Call Vote: Ayes: Campbell, Hopper, Hoover, Miller and Harris; Nays: None. (5-0) Motion carries.</p>
<p><u>PLS PROS (Project Masterforce) Annual Report and Incentive Claim</u> Motion to approve the achievement of Milestone No. 1 and incentive payment in the amount of \$50,000.00.</p>	<p>So moved by Mr. Campbell, seconded by Mr. Harris. Roll Call Vote: Ayes: Campbell, Hopper, Hoover, Miller and Harris; Nays: None. (5-0) Motion carries.</p>
<p><u>2025 Spending Plan</u> Motion to approve the 2025 Spending Plan.</p>	<p>So moved by Mr. Hoover, seconded by Mr. Harris. Roll Call Vote: Ayes: Campbell, Hopper, Hoover, Miller and Harris; Nays: None. (5-0) Motion carries.</p>
<p><u>Market Plaza Project – 2nd Amendment to PSA with GAI Consultants</u> Motion to approve corrected 2nd Amendment for additional engineering design, plan development and construction administration services for an additional \$56,700 payable from the Central TIF Fund.</p>	<p>So moved by Mr. Harris seconded by Mr. Hoover. Roll Call Vote: Ayes: Campbell, Hopper, Hoover, Miller and Harris; Nays: None. (5-0) Motion carries.</p>
<p><u>Claims Docket:</u> Motion to approve the October claims dockets in the amount of \$1,672,290.44.</p>	<p>So moved by Mr. Harris, seconded by Mr. Campbell. Roll Call Vote: Ayes: Campbell, Hopper, Hoover, Miller and Harris; Nays: None. (5-0) Motion carries.</p>