



2023 LOCAL
PRIMARY
CANDIDATE
INTERVIEW

**GREENWOOD
CITY COUNCIL
DIST. 4**



**RONALD
(RON)
BATES**
Republican

Committee to Elect Ron Bates
1272 Rosengarten Drive
ronbates47@hotmail.com
317.590.7894

QUESTION 1:

Do you think your main street / downtown is healthy and successful? What would you do to support continued success or help create the change you want to see?

Yes. Street maintenance.

QUESTION 2:

What are the community's housing needs and how do we address them?

Plenty of apartments. Need more single family developments.

QUESTION 3:

If you received a proposal to build a new piece of public infrastructure in your community (road, bridge, trail, etc.), how would you evaluate whether that project was worth implementing?

Check the Comprehensive Plan. Check surrounding developments. Check with local residents.

QUESTION 4:

As you evaluate future development projects, what do you think are the most important considerations in granting economic development incentives, and what types of incentives are you most supportive of?

Tax abatements. Public/private partnerships.



2023 LOCAL
PRIMARY
CANDIDATE
INTERVIEW

**GREENWOOD
CITY COUNCIL
DIST. 4**



**ROBERT B.
(BOB)
LYNN**

Republican

Committee to Elect Bob Lynn

QUESTION 1:

Do you think your main street / downtown is healthy and successful? What would you do to support continued success or help create the change you want to see?

Downtown Greenwood has seen some successful development in the last 4 years and more of the population are taking advantage of those services. Is that enough? Certainly, we are never at a point where perfection has been achieved. Additional services which are not currently available in nearby shopping districts would certainly be welcome but the biggest complaint I continue to hear is regarding access. This includes parking and traffic congestion at various times. The downtown area is certainly restricted when it comes to improving these issues, but it seems other cities have found viable solutions to similar problems. We need to explore alternatives that would alleviate some of these concerns.

QUESTION 2:

What are the community's housing needs and how do we address them?

Housing needs in Greenwood are no different than any other area. The market is driving the increased costs of home buying and even rentals. Compounded by the increase in mortgage rates, we are starting to see a little slowdown in sales. But housing needs encompass a wide range of considerations including land and available resources, population increases/decreases, infrastructure and a host of other services. The function of the city should be to partner with and guide developments in accordance with a master plan.

QUESTION 3:

If you received a proposal to build a new piece of public infrastructure in your community (road, bridge, trail, etc.), how would you evaluate whether that project was worth implementing?

Any requests for a future development should have some concrete analysis regarding a return on investment. Tax dollars need to be safeguarded to prevent inefficient pet projects or those not serving the community in general. Whether looking at a project either by individually or prioritizing it against several proposals, consideration from a cost standpoint needs to be followed by determining a return to be obtained. Sometimes it appears those who scream the loudest get their project pushed forward regardless of any analysis and that needs to be stopped. Cost vs return needs to drive decisions.

QUESTION 4:

As you evaluate future development projects, what do you think are the most important considerations in granting economic development incentives, and what types of incentives are you most supportive of?

It has been reported that 95% of all new businesses received some sort of incentive to locate in a particular area. When considering the economic incentives, there are several critical factors to review. Those include the number of jobs to be created/time frames for those jobs, the cost of the incentive per job, the impact on local infrastructure and impact on local area housing and protection services. If it is determined that a business should be incentivized, the type of needs to be tailored to that specific entity. Whether it be an income tax credit, grants, TIF or tax credits, it must be designed to satisfy each entity.



2023 LOCAL
PRIMARY
CANDIDATE
INTERVIEW

**GREENWOOD
CITY COUNCIL
DIST. 4**



**TERI
MANSHIP**
Republican

Manship for Greenwood
teri@terimanship.com

QUESTION 1:

Do you think your main street / downtown is healthy and successful? What would you do to support continued success or help create the change you want to see?

The Madison Avenue improvements are beautiful and a great asset to the city. The new trail and walks allow people to enjoy downtown shopping and restaurants. I consider it successful.

Main Street should be complete this summer. The wider sidewalks will provide a pedestrian friendly shopping area. I think this is important for area businesses.

When complete, I expect the Madison apartments will boost downtown businesses too. Old Town Greenwood is beautiful and thriving. I will support the continued changes.

QUESTION 2:

What are the community's housing needs and how do we address them?

Greenwood, like most of Central Indiana, is experiencing a housing shortage. We need to be thoughtful in approving new developments. I favor thoughtful growth that is consistent with the City's recently adopted building standards.

QUESTION 3:

If you received a proposal to build a new piece of public infrastructure in your community (road, bridge, trail, etc.), how would you evaluate whether that project was worth implementing?

The availability of funds to pay for the work and the cost of that money must be considered first. I expect with current interest rates and inflation we will need to be patient.

Some infrastructure projects may need to be addressed with pressing needs. Road repair, bridges, storm water management are a few that fit into this category. Those would need the support of the council.

I will be guided by my belief that we should leave our children a better city than we inherited. I would hope that any investment made is a long term for the city residents.

QUESTION 4:

As you evaluate future development projects, what do you think are the most important considerations in granting economic development incentives, and what types of incentives are you most supportive of?

Spending for economic development can either be used for quality of life improvements or to spark interest from new employers. Quality employers will not consider a community that lacks good parks, trails and other amenities. I would prioritize these infrastructure improvements. When Greenwood is being vetted by a good employer, I support direct incentives for public realm improvements.