



WHITESTOWN

INDIANA

**Whitestown Economic Improvement District
2020 Annual Report**

Public Documents can be found [here](#)

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NEED and FORMATION

Touted as the fastest growing community in Indiana for 8 years in a row, Whitestown also ranked 4 on Niche Magazine's list of 'Best Places to Buy a Home' in Indiana in 2016. The Town was also recognized in the top 10 'Best Places to Raise a Family in Indiana'. The National Association of Realtors ranked Whitestown #7 in 2015 as 'Best Place to Buy a Home' in the U.S. Even more recently, 2019 brought an additional 15.1% growth per [Homesnacks.com](https://www.homesnacks.com). Overall, Whitestown earned an 8.5 Overall 'SnackAbility' rating with a 2.2% unemployment, 5% poverty and a median annual income of \$85,000 as of December, 30th, 2020 by Home Snacks. This rating places Whitestown in the Top 10 Best Places to Live in Indiana for 2021.

When it comes to jobs and the local economy Boone County officials may have said it the best in the 2020 Boone County Economic Report: *"2020 had its challenges, but economic development remained strong"*. Like local leaders, a number of national groups recognize Whitestown as a hot spot. The job market in Whitestown placed a strong 9 out of 10 ranking for Indiana jobs by Home Snacks. StatsIndiana reports a total resident labor force of 5,155 while totaling over 5,200 regional employees. The most recent information (2018) provided by StatsIndiana, indicates Boone County has more than 3,200 Marion County residents commuting to the county for jobs daily. Second was Hamilton with more nearly 1,800, followed by Hendricks, Clinton and lastly Montgomery.

In the 2019, a Whitestown news release announced the formation of the Whitestown Economic Improvement District (EID) noting job availability was outpacing the population growth. With the outpacing of jobs to population, it came as no surprise Whitestown leaders addressed commuting needs as a means of maintaining a strong and viable business market. As recent as 2015, Whitestown had established a partnership with the Central Indiana Regional Transportation Authority (CIRTA) to address the needs of those commuting to the community. This partnership ran through a federal grant and local match through 2018. With the grant funding dried up, local businesses and the Town leaders pooled resources in 2019 to continue the services while they sought to identify a long-term funding solution. Per Indiana Code 36-7-22, Town officials formally approved the Economic Improvement District Petition, Strategic Plan and budget in December of 2019. Notably, the district is supported by 67% of the 121 parcel owners and represents over 63% of the \$470m+ AV within the designated area.

2020 Economic Improvement Board (EIB)

On January 9th, 2020 per the IC, a Public Hearing was held. With no public addressing those present, the Hearing was closed and a motion to accept the Whitestown Economic Improvement District Resolution 2020-01 was made, seconded and unanimously approved.

With the formation of the EID the new partnership between landowners, local companies and the Town was formed. At the first meeting of the newly recognized EID, the newly approved Board of Directors (EIB) were recognized. Landowner representative Pete Anderson of Becknell Industrial was appointed President, Kathryn Elms of Duke Realty was appointed as the Vice President, and the following members rounded out the board: John Cumming of Strategic Capital Partners, and Susan Austin and Nathan Messer representing the Town of Whitestown. Most significantly, Messer offered to 'crunch' the EID assessment allocation and present the totals to the Redevelopment Commission (RDC) to seek a loan agreement to fund the Whitestown Connector until the EID distribution is received. This agreement would also address the estimated deficit of \$30,000.

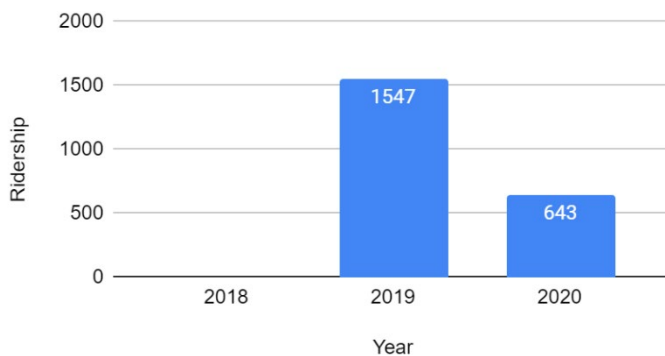
On March 2nd, 2020 this request for \$100,000 was presented, approved and signed by both RDC and EIB members at the RDC March meeting. Through this new agreement the EID and RDC ensured the continuation of the Whitestown Connector services for ten (10) years.

Per Indiana Code, the Whitestown EIB met on October 27th, 2020 to review, discuss and approve the 2021 Strategic Plan and Budget for submission to the Town by November 1 of each year. Nathan Messer made the motion to approve the documents, John Cumming seconded and the motion carried unanimously. Messer noted Susan Austin would be leaving the EIB and Messer would identify another potential town representative soon. With no other business, the EIB adjourned.

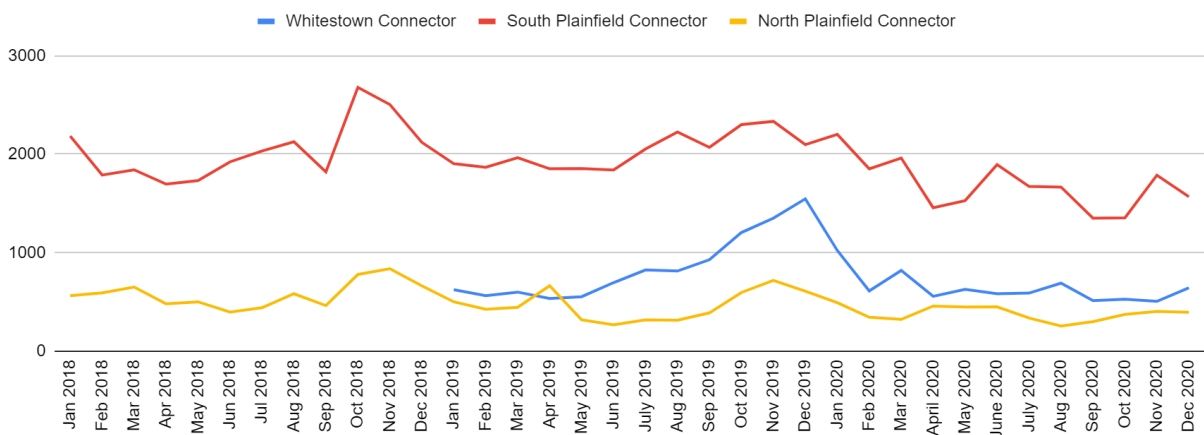
Whitestown – Miller Transportation

- Whitestown Connector service is running at 100% with no change to normal service.
- COVID-19 continues to impact transit systems ridership data nationwide.
- The break in service from 9:43am-2:00pm is still in effect.
- CIRTa will continue to monitor the development along this route and consider any potential for additional stops to serve our new employers.
- Miller Transportation continues to apply additional cleaning measures to protect riders from COVID-19.
- Ridership for month of December 2020 was 643 riders vs. previous month of November 2020 of 506 riders, a 27.08% increase in ridership.
- Comparing total rider for 2020 vs 2019 Whitestown seen a decrease in ridership of 24.89% COVID-19 has affected transit ridership across all agencies.

Whitestown Connector



Total Ridership



General

- CIRTa is currently using Life360 to display real-time vehicle location for clients.
- CIRTa is looking into further developing additional routes in Whitestown.