



WHITESTOWN REDEVELOPMENT COMMISSION

Meeting Minutes

February 1, 2021

7 PM

1. OPENING THE MEETING

A. Call to Order – Roll Call

Bryan Brackemyre called the meeting to order at 7:01pm. Meeting was held via ZOOM. Members present include Bryan Brackemyre, Rob Worl, Kyle Weathers, Adam Hess, Clinton Bohm, Elizabeth Keith, and Michael Berg. Director of Operations & Economic Development, Nathan Messer was present as well. April Witthoef is absent.

B. Pledge of Allegiance

2. PRESENTATIONS

None

3. APPROVAL OF MEETING MINUTES – [1/20/21 Meeting Minutes](#)

Motion to be approved per request Bohm. Second by Weathers. Motion passes 4-0.

4. UNFINISHED BUSINESS

None

5. NEW BUSINESS

A. Consider Approval of Real Property Tax Abatement Resolution for PPG PSHoldings (Resolution 2021-04) | [Resolution](#)

- I. **Rachel Huser:** Overviews the project and states that a 10-year Traditional Real Property Tax Abatement is requested. This is for a 160,000 sq ft speculative development at 4921 E 450 S Whitestown, IN 46075. Anticipated Capital Expenditure of 8 million dollars. This is estimated to save the company \$988,000. 20% of Boone EDC's leads that they received in 2020 were for buildings between 100-250,000. Add into all buildings under 250,000 69% of the leads came into this target area.

- II. **Nathan Messer:** States this property is a great spot that has been trying to develop for quite some time. This property is near Anson Acres Park and there are talks about some partnerships that could assist us with some events. I think it's a great project.
- III. **Adam Hess:** Of all the leads you are seeing, are they typically manufacturing projects rather than distribution?
- IV. **Rachel Huser:** Specifically, this size is primarily manufacturing. This area is focused on manufacturing.

Motion to approve Real Property Tax Abatement Resolution for PPG Holdings per request Bohm. Second by Weathers. Motion passes 4-0.

B. Consider Approval of Real Property Tax Abatement for SCP (Resolution 2021-05) | [Resolution](#)

- I. **Rachel Huser:** Overviewing the project. SCP is requesting approval of Real Property Tax Abatement for their Multi-Family facility proposed at the Emmis property development site. The company anticipates 220.9 million dollars in capital expenditure and anticipates employing 4 full-time employees at \$25 an hour. A 5-year real property tax abatement is requested and is non-traditional. This multi-family development has been amended from 222 units to 216 units due to the hearing at the BZA meeting.
- II. **Nathan Messer:** It is not in a current TIF and looking to establish it as a TIF within the site. Possible solution as part of the commitments that are required from Plan Commission to complete Hemlock Drive. This is a great asset relieving traffic from neighborhoods. Since this is not in a TIF we cannot use TIF dollars at this time. Good project, just different financing method than what we are used to.
- III. **Elizabeth Keith:** questions detail on the development.
- IV. **Will Zinc:** answers with a mix of 1,2 & 3 bedrooms. Less than 10% are 3 bedrooms; primarily split between 1 and 2 bedrooms. Will will send documentation to members.
- V. **Bryan Brackemyre:** shares his perspective with concern on the precedent for Approving Tax Abatement for Multi-Family Housing. There will not be any slowdown for requests on similar projects in the area. Worrying about moving forward with that incentive in the area.
- VI. **Michael Berg:** shares the same concern with Brackemyre. How would we potentially raise concerns in the future with other developments and at a certain point we are putting schools at deficit without collecting full tax.

Motion to deny Real Property Tax Abatement for SCP per request by Weathers. Second by Hess. Motion denied 4-0.

6. OTHER BUSINESS

None

7. ADJOURN

Motion to adjourn per request Bohm. Meeting adjourned.

DocuSigned by:

Bryan Brackemyre

45F0E4B7960F464...

Bryan Brackemyre, President

DocuSigned by:

Kyle Weathers

397A33C442F6435...

Kyle Weathers

DocuSigned by:

Adam Hess

83E7F6971A1E493...

Adam Hess

DocuSigned by:

April Witthoef

56952A8F1B6A48A...

April Witthoef

DocuSigned by:

Robert J Worl

D9213E8E412D441...

Rob Worl