

ORIGINAL



INDIANA
Autism Awareness Month and Child Abuse Prevention Month

WHITESTOWN REDEVELOPMENT COMMISSION

Regular Meeting

April 26, 2021

7PM

Meeting Minutes

1. OPENING THE MEETING

A. Call to Order – Roll Call

Kyle Weathers called the meeting to order at 7:00pm. Meeting was hybrid (via Zoom and in-person). Members present include Kyle Weathers, Adam Hess, April Witthoef, Clinton Bohm, Elizabeth Keith and Michael Berg. Bryan Brackemyre was absent.

Director of Operations & Economic Development, Nathan Messer was present as well as Dennis Otten with Bose McKinney & Evans.

B. Pledge of Allegiance

2. PRESENTATIONS - NONE

3. APPROVAL OF MEETING MINUTES – 3/1/21 Minutes & 3/29/21 Minutes

Motion to approve 3/1/2021 & 3/29/2021 meeting minutes per request Clinton Bohm. Seconded by **Adam Hess**. Motion carries 4-0.

4. UNFINISHED BUSINESS

Michael Berg touches on the Zionsville Community Schools presentation that was going to be presented by Mike Shafer. Main takeaways are there aren't many situations where residential development would meet, but four test for tiffing and a study was done on teacher pay and a recommendation was to not TIF residential project because of the negative impact on school districts.

5. NEW BUSINESS

A. Public Hearing on Milhaus Little League TIF Area

Motion to close the public Hearing per request **Clinton Bohm**. Seconded by **Adam Hess**. Motion carries 4-0. Public hearing closed.

B. Confirmatory Resolution Establishing Milhaus Little League TIF Area (Resolution 2021-12**) | [Resolution](#) | [Exhibit A](#)**

Clinton Bohm clarifies on taking a previously established TIF area and splitting it into two separate TIF areas and reestablishing those to be able to monitor the two projects separately.

Nathan Messer adds that the area was reduced, it was a larger single area and Whitestown made it into two smaller areas. Some smaller pieces were left out of the TIF since there are no development plans.

Motion to adopt Resolution 2021-12 per request **Clinton Bohm**. Seconded by **Adam Hess**. Motion carries 4-0.

C. Public Hearing on Homefield TIF Area

Motion to close public hearing per request **Clinton Bohm**. Seconded by **Adam Hess**. Roll Call 4-0. Public hearing closed.

D. Confirmatory Resolution Establishing Homefield TIF Area (Resolution 2021-13) | [Resolution](#) | [Exhibit A](#)

Michael Berg clarifies this is the former Wrecks property.

Clinton Bohm confirms the property and goes into a little detail on the Homefield project.

Motion to adopt Resolution 2021-13 per request **Clinton Bohm**. Seconded by **Adam Hess**. Motion carries 4-0.

E. Public Hearing on Anson South TIF Area Enlargement

Motion to close the public hearing per **Clinton Bohm**. Seconded by **Adam Hess**. Roll Call 4-0. Public hearing closed.

F. Confirmatory Resolution Enlarging Anson South TIF Area (Resolution 2021-14) | [Resolution](#) | [Exhibit A](#)

Nathan Messer explains this is the Emmis site and with this there is an underlining County TIF that was established when Anson was created. All county, school & township tax are captured in the county TIF, this is just a TIF of the county portion of the tax. We are just instating that TIF to help fund some infrastructure projects to develop that site.

April Witthoeft asks if this is going to extend the current TIF that is in place right now for Anson South.

Dennis Otten states this parcel will have its own clock so the previous will not matter.

Kyle Weathers confirms that this is to break down the towers and help alleviate traffic through neighborhoods with the new road.

Motion to adopt Resolution 2021-14 per request **Clinton Bohm**. Seconded by **Adam Hess**. Motion carries 4-0.

G. TIF Pledge Resolution for Milhaus TIF Bonds (Resolution 2021-15) | [Resolution](#)

Clinton Bohm is looking forward to working with Milhaus and Homefield. Great things coming to that part of town; taking the Wreck's site and developing it in this way is a huge win for the Town and Stakeholders.

Motion to adopt Resolution 2021-15 per request **Clinton Bohm**. Seconded by **Adam Hess**. Motion carries 4-0.

H. Project Wagon Tax Abatement Resolution (Resolution 2021-16) | [Resolution](#) | [Exhibit A](#)

Molly Whitehead with Boone EDC has been working with Style Link Logistics (EC Best Service) is an international Chinese company, e-commerce retail, taking Strategic Capital Building #4. Anticipating employing 500 people paying around \$16 an hour (base pay). Making a \$3.5 million capital investment in this property. Boone EDC recommending 4-year personal property tax abatement, 25% step down each of those years and it is estimated around \$98,000 in savings.

Kenneth Gilkes Jr. with JLL on behalf the company expresses their excitement to becoming a community partner.

Motion to adopt Resolution 2021-16 per request **Clinton Bohm**. Seconded by **Adam Hess**. Motion carries 4-0.

6. OTHER BUSINESS - NONE

7. ADJOURN

Motion to adjourn per request **Clinton Bohm**. Seconded by **Adam Hess**. Meeting adjourned.



Bryan Brackemyre, President




Kyle Weathers



Adam Hess

April Witthoeft



Clinton Bohm