



WHITESTOWN REDEVELOPMENT COMMISSION

Regular Meeting

June 7th, 2021

7 PM

AGENDA

1. OPENING THE MEETING

A. Call to Order – Roll Call

Bryan Brackemyre called the meeting to order at 7:00pm. Members present include Bryan Brackemyre, Kyle Weathers, Adam Hess, April Witthoeft, Clinton Bohm, Michael Berg and Elizabeth Keith. Nathan Messer, Director of Operations & Economic Development and Dennis Otten with Bose McKinney & Evans.

B. Pledge of Allegiance

2. PRESENTATIONS - NONE

3. APPROVAL OF MEETING MINUTES – [4/26/21 Meeting Minutes](#)

Motion to approve 4/26/2021 meeting minutes per request Kyle Weathers. Seconded by Adam Hess. Motion carries.

4. UNFINISHED BUSINESS - NONE

5. NEW BUSINESS

A. TIF Pledge Resolution for Whitestown Multifamily Partners Project (**Resolution 2021-17**)

| [Resolution](#)

Nathan Messer gives quick background on the Multifamily project. This came before the members once looking for abatement and then for the Pancake TIF. This is to construct the roadway that will attach Perry Worth Rd. going North through the site and should alleviate any traffic for this site that would go through the neighborhood to the East. Multifamily road construction announcement has also led to parts of the Emmis Site to develop. Nathan confirms the pancake TIF is just collecting the town tax rate and will

not affect county, school, township, etc. This project is publicly announced for timing purposes to take down the towers, but of course this project is contingent on this decision.

Motion to approve **Resolution 2021-17** per request Clinton Bohm. Seconded by Kyle Weathers. Motion carries.

B. 2021 Refunding Bond (Resolution 2021-18) | [Resolution](#)

Public hearing open. No public request to speak.

Public hearing closed.

Dennis Otten states the RDA just met before this meeting and adopted a companion resolution. This is for savings, and we anticipate this one will result in \$215,000 present value savings. The bonds being refunded are from 2014 for the Town Hall and the other for Perry Worth Road improvements. In addition to savings we will get some ancillary benefits, cutting down on the annual trustee expense, free up pledges of MVH and Anson South TIF revenues that are tied to the road bonds. The same holder of these bonds in 2014 has agreed to renegotiate the terms of their deal and will take the new bonds.

Motion to approve **Resolution 2021-18** per request Clinton Bohm. Seconded by Kyle Weathers. Motion carries.

C. Park 130 Abatement Resolution (Resolution 2021-19) | [Resolution](#)

Larry representing Lord Realty and the Park 130 Development, asking for abatement on buildings 5 & 6. Buildings 1-4 are “small to medium buildings” and 5-6 are going to be called “rear load buildings” this is a set up for small type users. These buildings are already up and built. There is flexibility breaking up the buildings inside for more smaller users. Also, potential road construction connecting straight to Whitestown Parkway in this project.

Nathan Messer states there should be no traffic concerns. Whitestown DPW has worked closely with the developer to look and address any concerns.

Molly Whitehead is not quite sure on the jobs created and wages from the previous buildings because they have not received personal property abatement. What she is seeing, is that the wages are coming in higher than anticipated and the jobs are coming

in lower. Noting the market, due to everything going on right now, and states lower jobs that are paying a higher wage is not necessarily a bad thing.

Motion to approve **Resolution 2021-19** per request Clinton Bohm. Seconded by Kyle Weathers. Motion carries.

D. Park 130 Abatement and ERA Expansion (Resolution 2021-20) | [Resolution](#) | [Exhibit A](#)

Dennis Otten announce Exhibit A was not included in the original resolution; this is just a missing parcel so instead of four there are now five. The resolution adopted tonight will include Exhibit A as part of it.

Motion to approve **Resolution 2021-20** per request Clinton Bohm. Seconded by Kyle Weathers. Motion carries.

E. ITS Logistics Abatement (Resolution 2021-21) | [Resolution](#)

Molly Whitehead with Boone EDC introduces ITS Logistics, and they are considering to go into Fishback Creek Building 4. Existing building that has already received a 10 year real-property tax abatement. Now seeking personal property abatement. ITS is a third-party logistics company and this would be their first facility on the East of the Mississippi. Anticipating 199 jobs above \$20 an hour and a 6.7 million dollar personal-property investment. 5-year, 20% stepdown presented in the tax abatement. Anticipated levy is \$265,000 over a 10 year period and an estimated \$350,000 in LIT. Zak Urrutia, Senior Director of Operations at ITS Logistics, announces his team on the call.

Motion to approve **Resolution 2021-21** per request Clinton Bohm. Seconded by Kyle Weathers. Motion carries.

F. Declaratory Resolution 65 Commerce Park (Resolution 2021-22) | [Resolution](#)

Dennis Otten adds this is an expansion of the 65 commerce park area and is a Strategic Capital Partners development. The Town has done a TIF project with them and it was in the INDOT TIF area. For this expansion project, a portion of it is in the INDOT TIF, but there are parcels outside of the INDOT TIF. Mixture of INDOT TIF and TIF from this parcel.

Motion to approve **Resolution 2021-22** per request Clinton Bohm. Seconded by Kyle Weathers. Motion carries.

G. Whitestown TIF Pass Through 2022 (Resolution 2021-23) | [Resolution](#) | [Exhibit A](#) | [Mailers](#)

Parker Criswell with Reedy Financial explains this is an annual reporting requirement. Starting to look at next year revenues and this resolution is the RDC declaring the need to collect all assessed values within the TIF by demonstrating that we plan to spend over 50% of collections.

Motion to approve **Resolution 2021-23** per request Clinton Bohm. Seconded by Kyle Weathers. Motion carries.

H. CF-1 Approvals

Molly Whitehead confirms Batch 1 & Batch 2 are ready for approval. No issues with what has been submitted so far to the commission. She still has half the forms to review and then submit to the Town. Also mentions new Boone EDC hire, Claire Collett.

6. OTHER BUSINESS - NONE

7. ADJOURN

Motion to adjourn per request Clinton Bohm. Seconded by Adam Hess. Meeting adjourned at 7:33pm.