



## INDIANA

### WHITESTOWN REDEVELOPMENT COMMISSION

Regular Meeting

August 2, 2021

7PM

#### Meeting Minutes

#### 1. OPENING THE MEETING

##### A. Call to Order – Roll Call

Adam Hess called this meeting to order at 7:00PM. Adam Hess, Craig Arthur, Mark Pascarella, Clinton Bohm, Elizabeth Keith, and Michael Berg are present as well as Nathan Messer, Director of Operations and Economic Development, and Steve Unger with Bose, McKinney & Evans. Rob Worl is absent.

##### B. Pledge of Allegiance

#### 2. PRESENTATIONS - NONE

#### 3. APPROVAL OF MEETING MINUTES – [7/13/21 Meeting Minutes](#)

Motion to adopt the meeting minutes as presented per request Craig Arthur. Clinton Bohm seconded. Motion carries.

#### 4. UNFINISHED BUSINESS - NONE

#### 5. NEW BUSINESS

##### A. Public Hearing on Establishment of 65 Commerce Park Economic Development Area

Opened the public hearing at 7:04PM. No public requests to speak. Motion to close the public hearing per request Adam Hess. Clinton Bohm seconded. Public hearing closed at 7:05PM.

##### B. Consider Confirmatory Resolution Establishing the 65 Commerce Park Economic Development Area (**Resolution 2021-24**) | [Resolution](#)

Nathan Messer clarifies that this is the I-65 Commerce Strategic Capital Buildings, three warehouses proposed this area. Two of the three buildings already fall under the already existing INDOT TIF area. Making sure this last building gets taken care of. This parcel is north of Edmonds Creek.

Motion to adopt Resolution 2021-24 per request Clinton Bohm. Craig Arthur

seconded. None opposed, motion carries.

- C. TIF Pledge Resolution of Economic Development Revenue Bonds, Series 2021 (65 Commerce Park Project) (**Resolution 2021-25**) | [Resolution](#)

Motion to adopt Resolution 2021-25 per request Clinton Bohm. Craig Arthur seconded. None opposed, motion carries.

- D. CF-1 Forms | [Batch 3](#) | [Batch 4](#) | [Batch 5](#)

The commission has a question on Duke All Points. They would like Molly Whitehead from the Boone EDC to come to the next meeting and clarify they few questions they have.

Motion to approve all CF-1 Forms presented, except for Duke All Points Indy LLC., and give a positive recommendation to the Town Council per request Craig Arthur. Clinton Bohm seconded. None opposed, motion carries.

**6. OTHER BUSINESS**

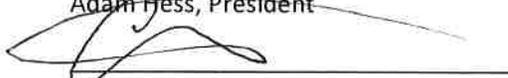
Clinton Bohm discusses that he has been reviewing a report from Christian Wakefield. It is going over some of the properties in their marketing areas, Lebanon, parts of Indianapolis and Whitestown. There is discussion of extending EDAs, TIFF Bonds, Revenues because there are more buildings going up. Example of a million square foot building in Whitestown now only has 70,000sqft left in it. The big signs are being left up for marketing purposes, but the reason why big buildings keep coming is because there is a lack inventory of space available in our community. There's lots of demand in

**7. ADJOURN**

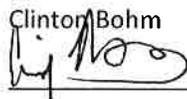
Motion to adjourn per request Clinton Bohm. Craig Arthur seconded. Meeting adjourned.



Adam Hess, President



Clinton Bohm



Craig Aurthur

Rob Worl

Mark Pascarella