



WHITESTOWN REDEVELOPMENT COMMISSION

Regular Meeting

November 1, 2021

7:00 PM

MEETING MINUTES

1. OPENING THE MEETING

A. Call to Order

Adam Hess, Craig Arthur, Clinton Bohm, Rob Worl, Mark Pascarella, Nathan Messer, Michael Berg and Dennis Otten with Bose McKinney & Evans are present. Elizabeth Keith is absent.

B. Pledge of Allegiance

2. PRESENTATIONS

A. Resolution 2021-30 approving Economic Development Agreement for Academy E Mixed Use Development | [Resolution](#) | [EDA](#)

Brad Vogelsmeier with Milhaus speaks on the EDA for Academy E Mixed Use Development. Recounting the project and partnership. Milhaus is exciting to execute, and capital backing has not changed as well as the overall project. Looking forward to having Rob join their team shortly. This EDA is about a 3-5 hundred-million-dollar project over several phases including the youth sports anchored facility, but it's much more than that. This will benefit both families and kids with the medical offices, residential, potential community center, water park and other mixed opportunities. This is a conceptual plan and with the bones of this EDA they are excited to kick start this project.

Clinton Bohm noting he is very excited about this project. This phase in the process, getting the EDA finalized and adopted, will help start turning dirt as soon as possible. There are multiple phases and at each phase there's different level for development and they are going to be great for the community. The waterpark feature is something many people are excited about once we get the sports aspect vertical, we will as a Town be able to feel comfortable enough to move on with this feature. This project is a great balance between getting the project going and protecting taxpayers from any potential risks.

Adam Hess wanting to know if there are any other changes. Wants more photographs as soon as they have them of what it will look like specifically.

Nathan Messer clarifies that the structure of the deal is pretty much in place. Now it's just a matter of them polishing the drawings, applying to the State for approvals and going through our Plan commission for zoning, etc. Now that this agreement is in place there is nothing holding this project back.

Michael Berg clarifies on this property straddling Perry Township and Eagle Township. Also asks if

the plan is to ask for a TIF on the residential portion also?

Brad V. states that there is a little split, but the entirety of it sits within Perry Township.

Nathan Messer states there won't be any TIF on the for-sale units, but the multi-family will have TIF and fall within. There's mentions of falling indifferent because we do have that with the boulevard departments here in Town and that has led to some confusion overtime. With people moving from one apartment to another, that means a different school district, we spoke with Milhaus initially to make sure this doesn't happen.

Michael Berg thanks everyone for the feedback and states as the planning gets finalized, he would like to see actual breakdown photos as soon as they are ready.

Motion to move adoption of Resolution 2021-30 per request Clinton Bohm. Seconded by Craig Arthur. 5-0, Resolution 2021-30 adopted.

B. End of Year TIF Impact Presentation – Reedy Financial Group | [Presentation](#)

Parker Criswell with Reedy Financial Group to review the End of Year TIF Impact. First to discuss is the existing reporting requirements owed to the state. This is End of Year discussion is the last box to check off before we start next year. Topics to be discussed are financial data, where does the RDC Stand, long-term plans and discussion on the actual impact itself. Whitestown has 11 allocation areas, and we can finally get a look at the incremental assessed value each allocation area has. Good news, over the years the RDC has seen nothing but growth. Looking into the next year, about 370 million is within Whitestown's RDC. Regarding financials, there are projections as we are still not closed out for the year. As far as cash goals and cash standing for all the funds, great positions, and everything. Current projects that the RDC has, lots of debt payments, traffic signal installation, street projects, sidewalk improvements, supporting connector route, planned property purchases and support for multi-family housing projects. Future plans are debt payments to keep the Town's credit rating high, further incentivization, community improvement projects, street & sidewalk projects. The TIF margin would be .68 cents, so for every \$1 collected by the RDC \$0.68 of that dollar is being generated by the utilization. 6.8 million is what the RDC has collected in the TIF Revenues, 4.6 million was collected due to the town's utilization of TIF and 2.2 of that off the same assessed value would have been generated for all underlining units.

Craig Arthur thinks this is something very important for all residents of Whitestown to take a look at to get a better understanding of the potential impact.

Nathan Messer notes that the TIF impacts with incentives to development, the vast majority of that is paying for infrastructure improvements, roads, sewer, etc.

3. APPROVAL OF MEETING MINUTES – [10/13/2021 Meeting Minutes](#)

Motion to approve the 10/13/2021 meeting minutes per request Clinton Bohm. Seconded by Craig Arthur. 5-0, minutes approved.

4. UNFINISHED BUSINESS - NONE

5. NEW BUSINESS

- A. Consider amending Declaratory Resolution 2021-27 amending Parkway West Economic Development Area | [Resolution](#)

Dennis Otten with Bose, McKinney & Evans speaks on Resolution 2021-27. This resolution relates to an upcoming project by the Becknell company. This project is located in an existing TIF area that was established by the commission last year (Parkway West), it's west of I-65. This is for removing some property from the TIF area because part of this project is going to contemplate purchasing a series of residential homes that there's about 10 parcels, collectively the assessed value of the homes is 1-1.4 million dollars. The concern is that if the parcels aren't removed from the TIF area, it's going to create a drag on the tax increment; it would be a tax decrement. This is to just safeguard the increment, so the Town isn't penalized as a result of this project and those houses being torn down.

Craig Arthur asks that there is no impact to the current homeowners.

Dennis Otten confirms that there is no impact to the current homeowners. It doesn't change any taxes they pay.

Motion to approve Resolution 2021-27 per request Craig Arthur. Seconded by Clinton Bohm. 5-0, Resolution 2021-27 adopted.

- B. Resolution 2021-28 approving expansion of GreenParke Economic Revitalization Area and approving tax abatement application from Becknell Industrial, LLC. | [Resolution](#)

Dennis Otten speaks on Resolution 2021-28. Most abatements that come before the Town come before the RDC because of the Town's policy of running economic and redevelopment matters by this commission before going to Town Council. That is what this resolution is; talking about expanding an economic revitalization area and similar to TIFs, you can only do a tax abatement in an economic revitalization area. This project is adjacent to what is called the GreenParke ERA. GreenParke was a predecessor to what is called the Park 130 project and earlier this year that ERA was expanded. GreenParke is located on a couple parcels immediately Southwest of that ERA. So, this is expanding the ERA and approving the tax abatement (this is a non-traditional abatement) fixed at 49.5% for 10-year abatement. The purpose is to help with the potential economic revenue fund that might be pursued.

Craig Arthur clarifies if this would be a recommendation to the Town Council.

Dennis Otten confirms that they would need to recommend this Resolution to the Town Council.

Michael Berg asks what kind of project they are looking at putting here.

Claire with the Boone EDC is here to speak on this project. Becknell is planning to construct 736,000 sq ft and 182,000 sq ft building. Asking for a 10-year tax abatement at 49.5%. They are planning on doing a 65 million capital investment and they are estimating that with those numbers it will be a 9 million real property levy with an 8.7 million benefit to Becknell.

Clinton Bohm asks if they are putting up these structures because there are tenants available that are looking for our spaces.

Claire is not sure of any identified users at this point, but since Whitestown is booming it shouldn't be an issue. All zoning approvals have been completed.

Blair from Becknell speaks on not getting these buildings up quick enough for potential users. The only thing slowing them down right now is the prices of steel and precast addition to the delivery of

those products. They have studied this project for about a year and are confident they have all the pieces together that are needed. This being the next step to memorialize the tax abatement and the TIF. They are also anticipating breaking ground March of 2022 if they are able to get through final negotiations with some capital groups. The goal is to have the buildings up and occupied by the end of 2023 so the assessed value will kick in in 2024.

Motion to recommend Resolution 2021-28 to Town Council per Clinton Bohm. Seconded by Craig Arthur. 5-0, resolution recommended.

- C. Resolution 2021-29 approving amendment to lease and matters related to the issuance of Redevelopment Authority Lease Rental Multipurpose Refunding Revenue Bonds | [Resolution](#) | [First Amendment to Lease](#) | [Continuing Disclosure](#)

Dennis Otten touches on Resolution 2021-29. In 2005 with the Perry Industrial Park TIF, a large series of developer backed TIF bonds were issued and overtime those bonds have been refinanced for savings or restructuring. In 2015, the Town was able to take a successful opportunity in the market because of low interest rates and issued 25 million dollars of refunding bonds. It generated roughly 7-million-dollar project for the Town that helped them go out to do improvements on the Fire Station and on the Perry Industrial Park. The purchasers of those bonds are Capital One Public Funding (Southeast) and the other was purchased by First Merchants Bank. Working with Landon again as the underwriter and Reedy Financial. Since then, we have been keeping an eye on those bonds to see if there's an opportunity to work with the holders to do a refunding of those. It's really up to the bond holders whether or not they'll agree to do it. Because the terms of those bonds, they're really not callable yet. Landon has been talking to them both and it's at appoint now where they're agreeable to waive their call rights in a deal that would generate present value savings a million dollars to the Town. This has happened pretty quickly and there hasn't been much lead time. They got the numbers, the middle of last week, so they are trying to move on it quickly. Next steps would for this to go to the RDA and then Town Council. Ultimately, this is a pure refunding bond issue. Payment dates won't change. It means lower debt going forward which will free up tax increment in the Perry Industrial Park. These bonds go out to 2034; two components (Series A & Series B) Capital One purchased the series A (August 1, 2026 out for 2.7 million) and First Merchants purchased series B (2034 out for 16.5 million).

Motion to approve Resolution 2021-29 per request Craig Arthur. Seconded by Clinton Bohm. 5-0, motion approved.

- D. Patch Development Project Tax Abatement Documents | [Narrative](#) | [SB](#) | [Site Plan](#) | [Description](#) | [Application](#) | [MOU](#)

Molly Whitehead with the Boone EDC. Patch Development is looking at a spec development similar to what we heard from Becknell. 569-570,000 sq ft building on 450 E. Requesting a standard 10-year real property tax abatement. Numbers to note on the application, based on a 25-million-dollar capital investment, we estimate a 3.4-million-dollar real property levy with a 3.3-million-dollar benefit to Patch Development. No user has been identified and no local income tax calculations are a part of that as well.

Dennis Otten would like to mention that he spoke with Adam Hess before the meeting and has conferred with his partner Steve Unger, on the effective date for the annexation for this parcel. The final effectiveness of the annexation will be November 16th. Until then, this is just for information purposes and consideration only.

6. OTHER BUSINESS - NONE

7. ADJOURN

Motion to adjourn per request Clinton Bohm. Seconded by Craig Arthur. 5-0, meeting adjourned at 7:45 pm.

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Adam Hess

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Adam Hess

Craig Arthur

Clinton Bohm

Mark Pascarella

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Rob Worl

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