



WHITESTOWN REDEVELOPMENT COMMISSION

**Regular Meeting
December 6, 2021**

Meeting Minutes

1. OPENING THE MEETING

A. Call to Order 7:00PM

Clinton Bohm, Craig Arthur, Mark Pascarella, Michael Berg, Elizabeth Keith, Nathan Messer, Jim Treat with Krohn and Dennis Otten with Bose are present. Adam Hess and Rob Worl are absent.

B. Pledge of Allegiance

2. PRESENTATIONS

Clinton Bohm informs the Redevelopment Commission that the Town of Whitestown is now at an AA+ bond rating.

3. APPROVAL OF MEETING MINUTES – [11/1/2021 Meeting Minutes](#)

Motion to approve the 11/1/2021 meeting minutes as presented per request Craig Arthur. Seconded by Clinton Bohm. 3-0.

4. UNFINISHED BUSINESS - NONE

5. NEW BUSINESS

A. Resolution 2021-31 Patch Tax Abatement Application | [Resolution](#)

Nathan explains Patch is developing an industrial warehouse on the NE corner at Albert S White and 450. Standard 10-year abatement.

Motion to approve Resolution 2021-31 per request Clinton Bohm. Seconded by Craig Arthur. 3-0.

B. Amended and Restated TIF Pledge Resolution 2021-32 for Strategic Capital project bonds |

[Resolution](#)

Nathan explains this is rewording in allocation to identify the bond to be parcel specific instead of TIF zone specific.

Craig asks if there are other parcels added on in the future of this TIF district they would have the chance to do the same.

Dennis clarifies.

Motion to approve Resolution 2021-32 per request Craig Arthur. Seconded by Mark Pascarella. 3-0.

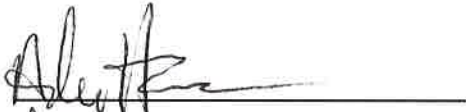
- C. TIF Pledge Resolution 2021-33 for Becknell project bonds | [Resolution](#)
Nathan clarifies that they have started discussion on this and this is the bonds for the Becknell project. Located at 650S and 475 on the west side of interstate. This is for improvements for infrastructure, widening of 475 and some utility upsizing.
Motion to approve Resolution 2021-33 per request Clinton Bohm. Seconded by Mark Pascarella. 3-0.
- D. Public Hearing for Resolution 2021-34 Removal of Parcels from Parkway West TIF Area
Public hearing opened at 7:12pm.
No comments from the public.
Motion to close the public hearing per request Craig Arthur. Seconded by Mark Pascarella. 3-0.
Public hearing closed at 7:13pm.
- E. Confirmatory Resolution 2021-34 Removal of Parcels from Parkway West TIF Area | [Resolution](#)
Clinton provides a quick summary of Resolution 2021-34. This is to remove some parcels due to making sure the baseline is not negatively impacted on the AV.
Dennis clarifies that this is part of the Becknell project. This is to avoid the decrement situation.
Motion to approved Resolution 2021-34 per request Craig Arthur. Seconded by Clinton Bohm. 3-0.
- F. Declaratory Resolution 2021-35 to establish Patch TIF Area | [Resolution](#)
Nathan explains Resolution 2021-35. This falls in-line with the previous abatement for the Patch project. As part of the project is reconstruction of roads around and utility upsizing, so establishing this TIF. Developer backed bonds to help establish and build the infrastructure.
A representative speaks on the 559,000 sq. ft. industrial building on the NW corner of 450 & Albert S. White. Reconstructing from the corner to our norther parcel line. Bringing sewer water to the northern parcel line, lift station, improving storm water & rerouting gas and electric. This is north of Fishback Creek.
Motion to approved Resolution 2021-35 per request Clinton Bohm. Seconded by Mark Pascarella. 3-0.
- G. Resolution 2021-36 Indiana Industrial tax abatement | [Resolution](#)
Nathan brings up “Project Wagon” getting approved back in April that was a clothing process return center. They mentioned coming back in the future to get an expansion and this is them coming back.
Molly Whitehead with Boone EDC clarifies this is pretty standard for a potential expansion for the company.
Motion to approve Resolution 2021-36 per request Clinton Bohm. Seconded by Craig Arthur. 3-0.
- H. Verisite Data Center Certification Proposal | [Proposal](#)
Nathan explains that this is something himself, the Boone EDC and Genovas have been working on. They keep seeing proposals come through the state level for data centers. Through this Verisite program, we work with Genovas to identify sites, take them to piece everything together, show utility availability and to show that the site is data center ready. This is to make the properties more attractive. The hope is to do this for 2 sites. The original front end work is \$3,000 per site and once you have identified your site it’s about \$30,000 to go from there and certify. Potentially looking at 3 sites, picking 2 sites to do the full works. Brian Anderson with Wabash Valley and Boone REMC are willing to split the costs of one of their sites. Asking RDC tonight to start 3 sites with the NTE \$9,000.00.
Leslie Wagner with Genovas speaks on their team partnering with engineering firms. What they have realized in their site selection over the past 20 years, is that the key to being successful in

locating a business is to understand what you have from a site perspective. The purpose is to look at everything from utilities, accessibility, ownership, site control, etc.
Nathan confirmed this would be coming from the RDC General Operating budget.

6. OTHER BUSINESS - NONE

7. ADJOURN

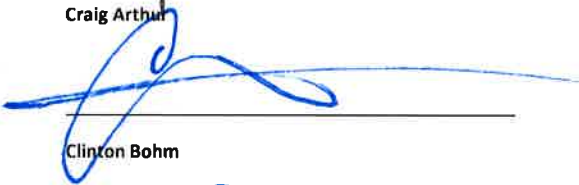
Motion to adjourn per request Clinton Bohm. Meeting adjourned at 7:28PM.



Adam Hess



Craig Arthur



Clinton Bohm



Mark Pascarella

Rob Worl