



WHITESTOWN REDEVELOPMENT COMMISSION

**Regular Meeting
January 24, 2022
7PM**

MEETING MINUTES

1. OPENING THE MEETING

A. Call to Order 7:02pm

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

B. Pledge of Allegiance

C. Election of Officers

Motion to elect Adam Hess for RDC President per request Clinton Bohm. Seconded by Craig Arthur. Motion approved.

Motion to elect Clinton Bohm for RDC Vice President pre request Adam Hess. Seconded by Craig Arthur. Motion approved.

Motion to elect Craig Arthur for RDC Secretary per request Adam Hess. Seconded by Clinton Bohm. Motion approved.

2. PRESENTATIONS

Lindsey Fips with Kite Harris referring to Project Hunter. Project Hunter will be directly located across from the recently announce Wrecks Development. This is just North of the Milhaus construction. Some may know it as the Stonemoore Cemetery land. The land itself is 20 acers, the building is about 100,000 sq ft., 20-million-dollar real investment and there is an expansion within the 20 million. This is an existing Indiana corporate headquarters that will be relocating to Whitestown. Still early and unable to share the company, but this place will be bringing high paying jobs.

Craig Arthur asks about the high paying jobs, how many, the range and what industry,

Lindsey states that they will be breaking ground this summer and the project would be complete by Fall 2023. By 2023 there will be 100 jobs around \$100,000 salary range and by 2025 there would be 175 jobs around the same salary.

Adam clarifies that this is an existing corporation.

3. APPROVAL OF MEETING MINUTES – [12/6/2021 Meeting Minutes](#)

Motion to approve the meeting minutes as presented per request Craig Arthur. Seconded by Clinton Bohm. Motion approved. 4-0.

4. UNFINISHED BUSINESS - NONE

5. NEW BUSINESS

A. Resolution 2022-01 Amending Pledge Resolution for SCP Project | [Resolution](#)

Dennis Otten with Bose, McKinney & Evans speaks on Resolution 2022-01 for Strategic Capital Partners Building 6-8. We have been working on some bond approvals and the RDC has considered this matter before and have agreed to pledge tax-increment to some bonds to be issued that will fund a lot of water, sewer, and road infrastructure projects. It's kind of a technical matter, when the pledge resolution was created, we identified by parcel number the parcels from which the TIF would be captured as part of the diligence process on the bond issue it was discovered that the parcel numbers have changed. Looking at our resolution, it was no longer clear which parcels were going to be captured in the TIF. So, all of this is clarifying the updated parcel numbers and a map.

Motion to approve **Resolution 2022-01** per request Craig Arthur. Seconded by Clinton Bohm.
Motion approved 4-0.

B. Resolution 2022-02 Approving LPC Abatement | [Resolution](#)

Claire Collet with the Boone EDC here to speak on the LPC Abatement along with Dan Rainey from Lincoln Property Company and Leslie Wagner with Ginovus. Lincoln Property Company has requested incentives for a new 146,000 sq ft spec building at 4321 and 4405 Albert S White Drive next to the Get Go gas station. This project will have an estimated 10.06-million-dollar capital investment. Based upon this estimate, the Boone EDC estimates a 1.3-million-dollar benefit to Whitestown and Boone County. Asking RDC to consider establishment of a new ERA for the site in a traditional 10-year real property tax abatement for LPC.

Dan Rainey from Lincoln Property Company confirms that the truck docks will be on the rear-side of the building.

Leslie Wagner with Ginovus, speaks on the company having a lot of experience all over the U.S. and she has seen that having market availability of real estate is key. Generally, that is putting locations, communities above others that do not have that.

Dennis Otten asks if anyone knows if the parcels are in one of the County TIF areas. He was checking in GIS and asking if the County has been informed.

Claire states they have been informed and once it goes through RDC she will be taking it to the County Council.

Craig Arthur asks if we are looking at higher salaries since the building is smaller than usual.

Claire clarifies that they do not look into anything lower than \$20 an hour.

Motion to approve **Resolution 2022-02** per request Clinton Bohm. Seconded by Mark Pascarella.
Motion approved 4-0.

6. OTHER BUSINESS - NONE

7. ADJOURN

Motion to adjourn per request Clinton Bohm. Meeting Adjourned at 7:23pm.

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Adam Hess

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Adam Hess

Clinton Bohm

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Mark Pascarella

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