



WHITESTOWN REDEVELOPEMENT COMMISSION MEETING

Regular Meeting

July 17, 2023,

7:00PM

Minutes

1. OPENING THE MEETING

A. Call to Order – Roll Call

Adam Hess – present
Clinton Bohm – absent
Eric Nichols – joined late
Ken Kingshill – present
Mark Pascarella – present
Jordan Clouser – present
Matt Doublestein – present

B. Pledge of Allegiance

2. PRESENTATIONS

3. APPROVAL OF MEETING MINUTES – [6/5/2023 Meeting Minutes](#)

Mark motioned to approve the meeting minutes, seconded by Ken. Motions adopted unanimously.

4. UNFINISHED BUSINESS

5. NEW BUSINESS

A. Approval of CF-1 Forms | [Exhibit A](#) | [Exhibit B](#) | [Exhibit C](#)

Molly Whitehead with the Boone EDC informed me at the compliance forms are required by state law for personal and real property abatements. She explained that the Boone EDC reviews the CF-1 forms for compliance with their original SB-1 forms, to see if there are any issues or question marks if any companies don't seem to be hitting their marks or on the flip side if there are hitting above what we anticipated. She also said there were no concerns with the batches presented at this meeting and the recommend approval. Adam asked for any highlights or successes. Molly stated that she would have to get back to you on that after I talk to Claire. Nathan Messer stated you will notice on one of them, for example, that the number of employees isn't where they want to be, but the wages are above what they were saying, so all of them did come back positive. There is one joint venture where they merged them together next year they will separate them, but they have two addresses, so they included them in one. This is batch 5,6,7 there will probably be a batch 8 which is after the deadline but it's one we've discovered that the company did an audit in their taxes and the building doesn't have its certificate of occupancy but the county already assessed it, so they are looking into see if that is correct, should it be assessed already because the building is not operational yet. I think they are looking into that one. I think we are going to go ahead and run it through just to have it, but they are curious if they should be paying taxes and they have already been assessed two years ago when the building is not even complete yet. We are looking into stuff on that, and we will get back to you on that piece. Adam thanked Molly for her hard work and coordination with that. Adam asked for a motion to approve the approval of the CF-1 Forms, Ken motioned to approve, seconded by Mark. Motions adopted unanimously.

B. Consider Adoption of Resolution Approving SAP Tax Abatement (**Resolution 2023 – 07**) | [Resolution](#)

Nathan states this is the Rego Fix. They are doing an expansion to their current building, Rego Fix has been since 2016, a great tenant, Swiss company. The expansion is a showroom to showcase to bring people in to see their product. Which will bring people to Whitestown as opposed to those people traveling to see other companies elsewhere. Molly can give a more in-depth explanation about the company. Adam asked Molly to explain what the company does and how the showroom will benefit their business. Molly stated that the basic specs of this project Rego Fix, is located at All Points in Anson, it is a Swiss headquartered company, and they manufacture precision parts for a variety of industries. This site in Whitestown also serves as the honorary Swiss consulate for the State of Indiana, that in addition to this expansion brings in a lot of guests to Whitestown. The project itself, they are considering a 12,000 square foot expansion they are anticipating about 300 new visitors that they can bring into the community and its about a \$3.6 million real property investment, there's no personal property that is being tied to this request for incentives. They currently employ 21 people; payroll was \$2.1 million in 2022. With this expansion they do not anticipate hiring any new jobs with this project. Molly also stated that many of these companies are not adding new jobs, they are investing in capital upgraded equipment because the workforce is a challenge, and it has been for quite some time. This is a trend that we are seeing, a lot of our employers are spending more money but not hiring more people. The incentive we are recommending for you to consider is a seven-year real property tax abatement of a 15 % step down estimated to save the company around \$375,000 with benefits back to Whitestown and Boone County over that period over \$600,000. They did mention that they received an abatement back in 2016, that was a 10-year abatement, so they are in roughly 5-7 years, depending on when they were assessed, she also stated they have been a fantastic employer. Because of the July 4 holiday, Town Council did consider the confirmatory resolution at their meeting last week that did pass with a vote of 3-1, then upon your recommendation we will also go back to them with a declaratory and vote on the confirmatory following your recommendation. Tim Conrad is here representing the company in case there are any questions. Adam asked does Rego Fix own the building or is it a landlord/tenant situation? Tim Conrad stated it is a related company that owns the building, so it's under the same corporate umbrella. But SAP is technically a different entity from Rego Fix. Nathan noted for the record that Eric Nichols has joined the meeting.

Adam asked for a motion to approve resolution 2023-07. Ken moved to ADOPT resolution 2023-07, (9.29) seconded by Mark. Motion to adopt resolution approving the SAP tax abatement resolution 2023-07, adopted unanimously.

6. OTHER BUSINESS

7. ADJOURN

The meeting will be held in person and via Zoom. If you would like to participate or observe the meeting live, please send an email to gwelling@whitestown.in.gov to register for the meeting no later than **4:00 p.m. on July 17th**. Your email should include your name and address, and the subject line should state "Whitestown RDC Meeting." Valid registrants will then be sent via email information on how to access the videoconference.

****Click on the BLUE LINKS to view the documents associated with the agenda item****

The meeting will be live streamed on YouTube and available for viewing during the meeting and after at

The next regular Whitestown Redevelopment Commission Meeting is **August 7, 2023**, NOTICE: This agenda is sent as a courtesy to the public and while steps are taken to ensure that all items to come before the Commission are listed; Changes can be made to the agenda after it is e- mailed to the public. Please call Nathan Messer, at (317) 694-6791 48 hours in advance, if accommodations for individuals with disabilities are needed in order that advance arrangements can be made pursuant to the Americans with Disabilities Act of 1990.

Reasonable accommodations will gladly be provided.