



## WHITESTOWN REDEVELOPMENT COMMISSION

Regular Meeting  
September 18, 2023  
7:00PM  
Minutes

### 1. OPENING THE MEETING

#### A. Call to Order – Roll Call

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

#### B. Pledge of Allegiance

### 2. PRESENTATIONS – None

### 3. APPROVAL OF MEETING MINUTES –

Motion made to approve the minutes. Second. Motion approved.

### 4. UNFINISHED BUSINESS – None

### 5. NEW BUSINESS

- A) Letter from USDA/Boone County FSA Office requesting signature to allow a producer – on land we own shares of – to participate in the ARCPLC Program. Town owns 10 acres for future facility maintenance. Motion made to approve. Second. Motion passed. Nathan Messer will sign the letter for the Town. (00:01:25)\*
- B) Consider Resolution 2023-10 Approving Lease with Whitestown Redevelopment Authority – Introduction only. Per Nathan Messer, this is relative to the funding of two road projects: new road construction adding onto 575, and improvements to Indianapolis Road in the area of Maurer Commons development. Extensive discussion took place, which included summaries and clarification of the resolution by attorney Dennis Otten. No motion was necessary. No action taken. (00:02:54)
- C) Consider Resolution 2023-11 Supporting Termination of the Interlocal Agreement recently passed by Town Council. There was discussion as to why the resolution was passed. Payment has not been made by the Town for the past two years and legal intervention has been suggested to get the necessary people to the table to discuss. Attorney Dennis Otten pointed out that the RDC is not a party to this agreement and their actions have no bearing on the situation. A favorable vote would simply support Council's actions. Move to table Consideration of Resolution 2023-1. Second. Passed. (00:14:00)

- D) Consider Declaratory Resolution 2023-12 Establishing the 65 Commerce West EDA, whose purpose is to create an EDA which would allow two projects/phases (by Strategic Capital) to take place within a larger project on land owned by Braun Property Development. The EDA would allow capture of TIF funds to help offset costs Strategic Capital will incur by agreeing to reconstruct large portions of the Ronald Regan Parkway at their own cost. Motion made to adopt. Second. Passed. (00:19:25)
- E) Consider Resolution 2023-13 Supporting Financing for the Aquatic Center. Per Nathan, this agreement signifies to BOT and Council the RDC's support for beginning the formal process of moving forward with securing \$20 million in bonds to be used for financing the Whitestown Aquatic Facility. Motion to approve. Second. Passed. (00:21:15)
- F) Consider Resolution 2023-14 for Funding Construction of the Whitestown Maintenance Facility. Construction on 10-acre parcel of approximately 30,000 sq. ft. maintenance facility for fleet, parks, streets, and water. Site will be master developed with all asphalt and be pad ready (for any future building or development), featuring extended parking, a large salt barn, a brine building, and covered 3-sided buildings (not temperature controlled) for storage of equipment to protect it from the elements. The GMP contract for the almost \$10.5 million project will be presented to Council at the October meeting with the recommendation that the BOT Committee moves forward with it. With the current cost of bonds, the Town will be using cash-on-hand to prevent delays. Motion to approve. Second. Motion passed. (00:24:30)
- G) Consider Resolution 2023-15 Establishing the Whitestown Wally's TIF area. Wally's has entered into an agreement to purchase land directly east of the (I-65) 133 Exit. As part of the project the Town has asked Wally's to continue and connect Perry Worth Road to S 400. They will also donate 3 acres to the Whitestown Fire Department for future construction of a station located in the North end of town near the interstate. (Currently there are no short-term plans to build, but this secures the land, which continues to increase in value and cost.) Discussion took place as to how much flexibility there is regarding how the land can be used. Motion made to approve resolution. Second. Passed. (00:26:48)

**6. OTHER BUSINESS** – None

**7. ADJOURN**

Motion made to adjourn. Second. Passed.

\*Point in videorecording where topic can be found.

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](mailto:gwelling@whitestown.in.gov) to register for the meeting no later than **4:00 p.m. on September 18<sup>th</sup>**. 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 item\*\***

**The meeting will be live streamed on YouTube and available for viewing during the meeting and after at [https://www.youtube.com/playlist?list=PLLwjdS7TgPu\\_YdH0mseKXwU6P\\_9BYNTg](https://www.youtube.com/playlist?list=PLLwjdS7TgPu_YdH0mseKXwU6P_9BYNTg)**

The next regular Whitestown Redevelopment Commission Meeting is **October 2, 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 accommodation will gladly be provided.