



## WHITESTOWN REDEVELOPMENT COMMISSION MEETING

November 6, 2023  
7:00PM  
Meeting Minutes

### 1. OPENING THE MEETING

#### A. Call to Order – 7:00PM

Roll Call:

Adam Hess – Present

Eric Nichols – Present

Ken Kingshill – Present

Mark Pascarella – Present

Jordon Clouser – Present

Matt Doublestein – Present

Vacant

#### B. Pledge of Allegiance

### 2. PRESENTATIONS – None

### 3. APPROVAL OF THE MINUTES – Motion made to approve the meeting minutes from 10/2/2023 and the Executive Session meeting minutes from 10/2/2023. Second. Motion approved 4-0. (01:44) \*

### 4. UNFINISHED BUSINESS – None

### 5. NEW BUSINESS

- #### A.
- Consider Resolution approving Economic Development Agreement for Maurer Commons Phase I (Resolution 2023-17) Per Nathan Messer, the Maurer Family (Wrecks) Property encompasses approximately 130 acres. To date, Central District Little League Headquarters and field, Fire Station 272, and Neese Apartments have been built on site. Leaves just over 95-acres available for development with plans for the Aquatic Center to be located there. The original Master Plan with Milhaus expired in December 2022 because the environmental approval was not in place until June 2023. This resolution is a renegotiation/update to the original agreement which will -include a section of for-rent townhomes, apartments, a multi-family piece, and all needed infrastructure and site work for rest of project. The resolution will also look into where pricing is (3-years later) and what infrastructure is needed. Question was asked if we could change the

termination provision from one year to 6 months, so we could terminate the agreement if it has not moved forward in 6 months. Motion made to approve Resolution 2023-17 with change in termination provision to 6 months. Second. Motion passed 4-0. (02:16) \*

- B.** Consider Resolution approving liquor license for Harmony Bistro (Resolution 2023-18) No longer needed at this time. (08:06) \*
- C.** Public hearing on 65 Commerce West Economic Development Area.  
Per Nathan Messer, Phases 1 & 2 allows portions of the Ronald Reagan Parkway to be built, tying it into 475 and then the Midpoint. Phases 3 & 4 will build portions of the Ronald Reagan Pkwy tying it into 267. Approving the EDA allows TIF Bonds to be issued to fund the project. No one in-person or online requested time to speak, so the public hearing was closed. (08:26) \*
- D.** Public hearing on Wally's Economic Development Area.  
Per Nathan, Wally's has purchased the GreenCycle site off Exit 133 (I-65) to build a Wally's. As part of project, they are rebuilding Perry Worth Road to reconnect it where it was disconnected when INDOT added the slip-lane for Amazon. No one in-person or online asked to speak. Public hearing closed. (09:47) \*
- E.** Consider Confirmatory Resolution for 65 Commerce West Economic Development Area (Resolution 2023-21) | Motion made to approve Resolution 2023-21. Second. Motion passed.  
4-0. (11:43) \*
- F.** Consider Confirmatory Resolution for Wally's Economic Development Area (Resolution 2023-22) Locks down distribution of property, including amount allotted for new fire station, from 1 ½ to 3 acres, based upon size, access points and location of station. This has not been determined. After comments by attorney Steve Unger, a motion was made to pass the resolution. Second. Passed 4-0. (12:22) \*
- G.** Consider TIF Pledge Resolution for SCP 65 Commerce Park West Bonds (Resolution 2023-23) Per Nathan, this is an 80/20 commitment of the TIF for this area. \$16 million net bond would pay for Phases 1 & 2 to fund work on construction of Ronald Reagan Pkwy and connect to Midpoint interchange. Phases 3 and 4 will be the ones to connect the Ronald Reagan to 267. Motion made. Second. Passed 4-0. (14:50) \*

## **6. OTHER BUSINESS**

Eric made a motion to certify the items discussed in the Executive Session meeting that took place earlier. Second. Motion approved 4-0. (16:16) \*

## **7. ADJOURN**

Motion to Adjourn. Second. Passed 4-0. Meeting adjourned at 7:17PM.

\* Minute mark in videorecording where topic of discussion begins.

The minutes of the Redevelopment Commission (RDC) Meeting on Monday, November 6, 2023, are approved on this 4th day of December 2023, by the following RDC members:

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Adam Hess, President

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Eric Nichols, Secretary

The next regular Whitestown Redevelopment Commission meeting is on Monday, December 4, 2023.