



WHITESTOWN REDEVELOPMENT COMMISSION MEETING

March 4, 2024
7:00PM
Meeting Minutes

1. OPENING THE MEETING

A. Call to Order – 7:00PM

Roll Call:

Adam Hess – Absent

Ken Kingshill – Present

Cheryl Hancock- Present

Mark Pascarella – Present

Courtenay Smock- Present

Jordon Clouser- Present

Matt Doublestein- Absent

B. Pledge of Allegiance

2. PRESENTATIONS – None

3. APPROVAL OF THE MINUTES – Courtenay Smock made a motion to approve the meeting minutes from 02/05/2024, seconded by Cheryl Hancock. Motion approved 4-0. (02:25) *

4. UNFINISHED BUSINESS – None

5. NEW BUSINESS

A. Consider funding the Legacy Core Pond Capacity Professional Services Proposal

Todd Barker explained this was a request for approval of a Professional Services Proposal for the Legacy Core. The older original buildings existed when there were no stormwater regulations. Redevelopment is desired in this area, including Main and Pierce and some areas just to the west of Main/north of Pierce. The Town needs to determine how much water they would be able to store in the future as the Town looks at properties to acquire to do that and what that cost would be. That would allow for better discussions with potential developers in terms of the needed capacity and cost.

Ken Kingshill asked if the Town would own this and then charge the utility back during redevelopment. Mr. Barker said that was to be determined during redevelopment agreements, it was an option but wasn't required. The idea was to accommodate most of the redevelopment area in one location.

Mark Pascarella received confirmation that this action was to determine what the needs were and how much that would cost.

Courtenay Smock received confirmation that the dollar amount was for this study only. Mr. Pascarella asked if this dollar amount would cover the scope of services and Mr. Barker agreed it would.

Mr. Kingshill asked if this detention facility was owned by the Town if RDC funds could be used. Mr. Barker said it could.

Mr. Pascarella asked if the Town owned any land currently and learned they did.

Mr. Kingshill asked if the study would cover only this specific area or others. Mr. Barker said the study would show how much capacity they need and could the properties in the area accommodate this or if they needed more. The Town does not currently own enough to accommodate this, the Town or a developer would need to purchase more.

Mr. Pascarella asked if this would be a master plan to limit the number ponds needed and Mr. Barker agreed.

Mr. Kingshill said regional retention would be a draw for investors looking to come in. Mr. Barker said 25-35% of the site would go towards stormwater management and if that didn't have to be on site, then that increased the ability to repurpose the land.

Cheryl Hancock wanted to make sure this project was looked at before any road projects, so the work did not need to be repeated. Mr. Barker said this would help them anticipate volume coming that way.

Motion: Ken Kingshill made a motion to approve the Legacy Core Pond Capacity Professional Services Proposal, which is not to exceed \$25,000 and pending legal review, seconded by Mark Pascarella. Motion passed 4-0. (14:09) *

6. OTHER BUSINESS – None

7. ADJOURN

Mark Pascarella made a motion to adjourn, seconded by Cheryl Hancock. Motion passed 4-0. Meeting adjourned at 7:15PM.

* Minute mark in videorecording where topic of discussion begins.

The minutes of the Redevelopment Commission (RDC) Meeting on Monday, March 4, 2024, are approved on this 1st day of April 2024, by the following RDC member(s):

Adam Hess, President

The next regular Whitestown Redevelopment Commission meeting is on Monday, May 6, 2023.