



WHITESTOWN REDEVELOPMENT COMMISSION

Regular Meeting

July 9, 2024,

7:00PM

Meeting Minutes

1. OPENING THE MEETING

- A. Vice President Kingshill called the meeting to order at 7:00PM.

Roll Call:

Adam Hess, President	Absent
Ken Kingshill, Vice President	Present
Cheryl Hancock	Present
Mark Pascarella	Absent
Courtenay Smock	Present
Jordon Clouser – non-voting member	Absent
Matt Doublestein – non-voting member	Present

- B. Pledge of Allegiance

2. PRESENTATIONS

- A. None

3. **APPROVAL OF THE MINUTES** – No meeting minutes to approve. *(0.53)

4. **UNFINISHED BUSINESS** – None *(1.01)

5. **NEW BUSINESS** *(1:08)

- A. Recommendation to the Town Council on property tax abatement request for Safavieh on proposed building 1 within Indianapolis Logistics Park Northwest.

Molly Whitehead (Executive Director of the Boone EDC) and Jessica Schwartz, (VP of Economic Development) are joining online: Making a request for a tax abatement for real property (building only) for Safavieh. This is only a recommendation that the RDC would make to the Town Council for the approval of the tax abatement. Safavieh's is looking to construct a second facility here in Whitestown. This would be an expansion as they would

continue to occupy the original building. The second building would be located on Anson Blvd./500 South and East of Perry Worth Road. This is an Ambrose Development. Safavieh would own their building (600,000 square feet). They would look to hire an additional 60 employees with the average wage starting around \$22.00 per hour. The incentive for the consideration of the town would be a 5-year tax abatement. A 20% yearly step down on real property only. Year one would start at 100% and decrease each year by 20% up to 5 years. The company estimates that the expansion will cost around 45 million dollars for the real property investment. The estimation is around +/- 24 million dollars in assessed value, this is erring on the conservative side. If the 24 million comes to fruition, an estimate of 4.5 million dollars in tax levy. An estimated local income tax of \$138,000 dollars would go to Boone County and then the Town of Whitestown would get their portion of taxes. These estimations are over a 10-year period.

Darius, (owner of Safavieh) and Kevin, are Safavieh representatives joining today. Darius stated they have been operating here and in Whitestown since 2021 and would appreciate the opportunity to continue to grow and provide services to the Midwest.

Cheryl Hancock: asked if the local taxes collected of \$138,000 would be over a 10-year period?

Molly Whitehead: stated that is correct the \$138,000 is over a 10-year period. These are estimations from this date for a projection over a 10-year period.

Cheryl Hancock: wanted to verify the estimation amount to save the company \$1.95 million or \$195 million.

Molly Whitehead: confirmed that it is \$1.95 million.

Cheryl Hancock: asked about the taxes for the current building.

Molly Whitehead: does not have the tax numbers currently. The CF-1 has been sent to the town council previously. Molly will have the tax information available at the town council meeting tomorrow.

Ken Kingshill: asked if the current facility abatement is a 5 year or 10-year abatement?

Molly Whitehead – It would be a 10-year standard tax abatement with an approximate 50% savings over the 10-year time frame.

Ken Kingshill: inquired if the employees lived locally.

Molly Whitehead: would classify the employees to be regional. The employees mostly reside in Marion and Boone counties.

Cheryl Hancock: asked how having the company expansion would benefit the town.

Molly Whitehead: The town would benefit from the property tax levy, local income tax, another perspective is we like to see employees being involved with communities in which they work.

Ken Kingshill: Would like to confirm that this is a new building being built, not an existing building.

Molly Whitehead: confirmed that it is a new building.

Ken Kingshill: currently we would receive the minimum assessed value as to 5 years down the road we will be receiving the full value.

Cheryl Hancock: This is in the TIF district and asked if this will leave one more lot left open

in the park.

Todd Barker: In the general area East of the location there is pad ready. Ambrose has approval for 3 buildings to the West, approximately 250,00 square feet each. This building is approximately 600,000 square feet. The pad East is under 200,000 square feet. Essentially Along Anson Blvd., this would be all the lots. There would be one additional site to the North on the West side of 575 on South side of 450 South that has an approved development and two smaller parcels West of there that have not obtained approvals.
Cheryl Hancock: we are getting too close to being full.

Molly Whitehead: The expansion location is a different location than the company previously considered.

Ken Kingshill: inquired to what the course of action would be if the company does not get the tax abatement approved.

Darius: If the tax abatement doesn't get approved the company is looking at other locations. Our next area we would look to expand would be the Kansas City area. We would stay in the current Whitestown location even if the company expanded in another location.

Ken Kingshill: this is an opportunity to keep a successful corporation here in Whitestown and would give a favorable recommendation for the approval of Town Council.

Cheryl Hancock: encourage the company to become involved with the community.

Motion: Cheryl Hancock made a motion to send to Town Council with a favorable recommendation for real property tax abatement for proposed building 1 to approve, seconded by **Courtenay Smock**. Motion passed 4-0. *(17:14)

6. OTHER BUSINESS –

A. None

7. ADJOURN

Motion: Cheryl Hancock made a motion to adjourn, seconded by Courtenay Smock. Motion passed 4-0. Meeting adjourned at 7:18PM *(18:10)

* Minute mark in videorecording where topic of discussion begins.

The minutes of the Redevelopment Commission (RDC) Meeting on Tuesday, July 9, 2024, are approved on this 5th day of August 2024, by the following RDC members:

Adam Hess, President

Ken Kingshill, Vice President

The next regular Whitestown Redevelopment Commission meeting is on Monday, August 5, 2024.