



## WHITESTOWN REDEVELOPMENT COMMISSION

Regular Meeting

**April 7, 2025**

**7:00 PM**

**Meeting Minutes**

### 1. OPENING THE MEETING

- A. Mark Pascarella called the meeting to order at 7:00pm

Roll Call:

Mark Pascarella, President	Present
Adam Hess, Vice President	Absent
Kevin Russell	Present
Todd Carlile	Present
Erick Moore	Absent
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

- A. Mark Pascarella opened the floor for a motion on the March 3, 2025, Executive Session Meeting Minutes. **Kevin Russell** made a motion to approve the meeting minutes as presented, **Todd Carlile** seconded the motion. Motion **approved** 3-0.
- B. Mark Pascarella opened the floor for a motion on March 13, 2025, Executive session meeting minutes, **Todd Carlile** motioned to approve the meeting minutes as presented, **Kevin Russell** seconded the motion. Motion **Approved** 3-0

### 4. UNFINISHED BUSINESS

- A. None

## 5. NEW BUSINESS

### A. Approval of Claims

**Motion:** Mark Pascarella opened the floor for a motion on the claims. **Kevin Russell** made a motion to approve the **Bose Claims** as presented, representing the RDC. **Todd Carlile** seconded the motion. Motion **Approved** 3-0

### B. Consider the approval of **Resolution 2025-02** amending Resolution 2022-04 concerning the pledge of tax increment revenues for the Patch Allocation Area.

Todd Barker – This is an update to the pledge resolution for the Patch EDA & Allocation area, originating in 2022. There was an error on which lot would be developed; previously stated as lot 1 & 2, corrected to be lot 1 & 3 as lot 2 will not be developed as is a flood plain.

Steve Unger – clarified that the entire site was projected to be 2 lots and later was plated with a third lot. This is an update to the RDC with the corrected information.

Mark Pascarella – asked if this is just a clerical change only.

Todd Barker - confirmed that this is a clerical change and there are no changes to the fees.

**Motion:** Mark Pascarella opened the floor for a motion on Resolution 2025-02. **Todd Carlile** made a motion to approve the **Resolution 2025-02**, amending resolution 2022-04 representing the RDC, **Kevin Russell** seconded the motion. Motion **Approved** 3-0

### C. Consider the approval of **Resolution 2025-03** a declaratory resolution (I) removing parcels from the Whitestown – INDOT Economic Development area and Allocation area and (II) Establishing the Whitestown – Padgett Commons Economic Development Area and Allocation Area.

Todd Barker – this is for the Padgett Commons/New City Development resolution. This resolution will cover two things. This will first remove the Padgett parcel from the Whitestown INDOT EDA and establish a separate EDA for the Padgett Commons Project.

Steve Unger – Explanation of resolution, the 2025-03 resolution creates a new EDA / TIF for New City Development. There is a commitment of 50% that will go to pay off the 10-million-dollar commitment to INDOT for the interchange.

Mark Pascarella – confirmed that the TIF will restart the 25-year time horizon with the newly created TIF.

Steve Unger – confirmed that is correct with the timing of the TIF, the 25 years will restart at the creation of the new TIF.

Kevin Russell – asked if the Wreck's TIF was intentionally left from the new TIF consolidated areas.

Steve Unger – confirmed that there was a conversation with Nathan Fox, Krohn,

regarding which TIF's should be considered for the consolidated TIF. The Wreck's site will be evaluated at a later date. The TIF on the Wreck's site has not started.

Todd Carlile – asked if the timeline for all the TIF's that are being combined will be restarted.

Steve Unger – clarified that not all TIF's will restart as there are bonds or lease obligations that are outstanding. The one that is restarting has no pledge to a lease obligation or a bond.

**Motion:** Mark Pascarella opened the floor for a motion on Resolution 2025-03. **Kevin Russell** made a motion to approve **Resolution 2025-03**, removing parcels from the Whitestown INDOT Economic Development Area and establishing the Padgett Commons Economic Development Area and Allocation Area, **Todd Carlile** seconded the motion. Motion **Approved** 3-0

- D. Consider the approval of **Resolution 2025-04** a declaratory resolution Consolidating certain Economic Development Areas and corresponding Allocation Area.

Steve Unger – The resolution takes several of the town's TIF districts as in the map presented. The INDOT TIF as amended, The INDOT with the Padgett Commons piece removed and the Anson South Maple Grove consolidated and the addition of roads. Creating a new I-65 consolidated area

**Motion:** Mark Pascarella requested a motion of approval. **Todd Carlile** made a motion to approve the **Resolution 2025-24**, consolidating economic development areas and corresponding allocation areas, **Kevin Russell** seconded the motion. Motion **Approved** 3-0

- E. Introduction of **Resolution 2025-05** (I) Approving and authorizing the execution of a lease with the Town of Whitestown Redevelopment Authority and (II) approving a lease between the Town of Whitestown Redevelopment Authority and the Town of Whitestown.

Steve Unger – this is an introduction only as this is the first step in a multi-step process. The resolution will go to WPC, and town council. One bond will go to EDC as well and they will come back to the RDC for a public hearing as normal when creating a TIF. Explanting of the resolution of the road lease that will come in the future.

Mark Pascarella – this is how the transaction should occur legally with the EDA that was passed for New City Development.

Steve Unger – no motion required as this is an introduction only to the RDC and only a discussion is required.

Mark Pascarella – confirmed this has been reviewed and discussed.

F. **OTHER BUSINESS**

A. None

6. **ADJOURN**

**Motion: Mark Pascarella** requested a motion to adjourn the meeting. **Todd Carlile** made a motion to adjourn, seconded by **Kevin Russell**. Motion **Passed** 3-0. Meeting adjourned at 7:47PM.

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Mark Pascarella, President

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Adam Hess, Vice President