



## WHITESTOWN REDEVELOPMENT COMMISSION

Meeting  
August 4, 2025  
7:00 PM  
Meeting Minutes

### 1. OPENING THE MEETING

A. Mark Pascarella called the meeting to order at 7:01pm

Roll Call:

Mark Pascarella, President	Present
Adam Hess, Vice President	Present
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 July 7, 2025, Meeting Minutes. **Adam Hess** made a motion to approve the meeting minutes as presented; **Todd Carlile** seconded the motion. Motion **Approved** 3-0-1.

### 4. UNFINISHED BUSINESS

A. None

## 5. NEW BUSINESS

### A. Approval of Claims

**Motion:** Mark Pascarella opened the floor for a motion on the Bose claims **Adam Hess** made a motion to approve the **Bose Claims** as presented, representing the RDC. **Kevin Russell** seconded the motion. Motion **Approved** 4-0

### B. Consider the approval of **Resolution 2025-12** a Resolution approving a taxpayer agreement and second amendment to taxpayer agreement in connection with the Town of Whitestown, Indiana Economic Development Revenue Bonds, Series 2022 (Patch Whitestown project).

Todd Barker, Planning Director, AICP – Provided an update on the resolution 2025-12. This is the last piece to the Patch Agreement allocation area and is the taxpayer portion of this agreement. The lot numbers have been identified correctly, and this will remove the building on lot three from the agreement and leave the industrial building creating a new taxpayer agreement for the parcel.

Steve Unger, RDC Lawyer – This resolution does not impact the RDC or the council. This resolution is between the bond holder and the property owners. These are developer-backed bonds and the RDC is not responsible for this agreement.

Adam Hess – asked if this resolution will create any additional risk for the bond that was previously established.

Steve – this agreement does not create any additional risk for the RDC. There is a commitment with a timeline that the gas station will be built within a set period. If the gas station is built within the committed period, then the taxpayer responsibility will be removed for this parcel. This was also agreed to by the bank.

Mark Pascarella – asked for clarification that there is no increased risk for the RDC.

Steve Unger – confirmed there is not an increased risk for the RDC with Resolution 2025-12.

**Motion:** Mark Pascarella opened the floor for a motion on Resolution 2025-10. **Adam Hess** made a motion to approve the **Resolution 2025-12**, as presented, representing the RDC, **Kevin Russell** seconded the motion. Motion **Approved** 4-0

### C. Consider the approval of **Resolution 2025-13** a Resolution approving an Economic Development Agreement and authorizing other matters in connection with Mills on Main.

Todd Barker, Planning Director, AICP – This is the first part of the Mills on Main and Bridal Oaks. This is the Economic Development agreement between the RDC, The Town of Whitestown, and the developer. The agreement is to establish the extension of the roadway from Indigo Blue and on South Main Street connecting Phipps Lane. This will also connect the project to Albert S. White. This is a multi-family development and retail project. The EDA will also go to Plan Commission and Town Council for approval after the RDC.

Kevin Russell – asked for the timeline of the agreement.

Todd Barker, Planning Director, AICP – confirmed the EDA will go to Plan Commission and Town Council and back to the RDC for a public hearing.

Mark Pascarella – asked for confirmation that the RDC is not agreeing to pay for the road extension.

Todd Barker, Planning Director, AICP – confirmed that the EDA is not confirming or agreeing that the RDC will pay for the road extension.

Adam Hess – asked if there are any plans to connect Indigo Blue Blvd to Whitestown Parkway.

Todd Barker, Planning Director, AICP – confirmed that the builder will be completing the construction to connect Indigo Blue Blvd to Whitestown Parkway.

**Motion:** Mark Pascarella opened the floor for a motion on Resolution 2025-13. **Adam Hess** made a motion to approve **Resolution 2025-13** as presented; **Kevin Russell** seconded the motion. Motion **Approved** 4-0

- D. Consider the approval of **Resolution 2025-14** a Declaratory Resolution (i) adding to and removing parcels from the Whitestown – Bridel Oaks Economic Development Area and Allocation Area, (ii) establishing the Whitestown – Mills on Main Economic Development Area and Allocation Area and (iii) establishing the Whitestown – Albert S. White Economic Development Area and Allocation Area.

Todd Barker, Planning Director, AICP – Resolution 2025-14 is discussing the funding. Review of exhibit C-2 project area; This will be the EDA and allocation area. D-2 is the Albert S. White EDA and allocation area, exhibit E is the where the Mills on Main and Albert S. White and the residential Bridal Oaks EDA will be removed, due to existing bonds that are paying for Phipps Lane from existing development. This will also go to the Plan Commission and Town Council and back to the RDC.

Kevin Russell – inquired if the existing bonds would have a change in their timeline?

Todd Barker, Planning Director, AICP – Confirmed that there will not be and changes to existing bonds. Any new bonds will have a new timeline.

**Motion:** Mark Pascarella opened the floor for a motion on Resolution 2025-14. **Adam Hess** made a motion to approve **Resolution 2025-14**; **Todd Carlile** seconded the motion. Motion **Approved** 4-0

## 6. OTHER BUSINESS

### A. Economic Impact Study -

Mark Pascarella, RDC President – with upcoming projects and the possibility of spending of RDC funds. Requesting approval to hire a firm to do an economic impact study and this would only be for large projects where the RDC would be spending capital dollars. This impact study would not be utilized for TIF districts.

Kevin Russell – agreed that this request does support the growth and is in support of the economic impact study. Would this require a request for purchase, or do we just hire someone? Moving forward would the same firm be used for each project that needs to be evaluated or would the RDC have a different firm each time.

Mark Pascarella – agreed that it could be the same firm.

Steve Unger, RDC Attorney – an RFP is not required.

Mark Pascarella – would like to have a presentation for a selection process.

Adam Hess – requested a scope of work to evaluate the cost of projects for the RDC board to review as well.

Mark Pascarella – this would have a not to exceed thirty thousand dollars.

**Motion:** Mark Pascarella opened the floor for a motion on the RDC board president to hire a firm to complete and economic impact study with a not to exceed of thirty thousand dollars. **Mark Pascarella** made a motion to approve **hiring of firm by RDC President;** **Kevin Russell** seconded the motion. Motion **Approved** 4-0

## 7. ADJOURN

**Motion: Mark Pascarella** made a motion to adjourn, seconded by **Adam Hess**. Motion **Passed** 4-0. Meeting adjourned at 7:25 P.M.

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Mark Pascarella, President

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Adam Hess, Vice President