

MEETING MINUTES

WHITESTOWN ECONOMIC DEVELOPMENT COMMISSION



(317) 769-6557



6210 Veterans Drive



Whitestown, IN 46075



WHITESTOWN ECONOMIC DEVELOPMENT COMMISSION

Thursday, June 5, 2025 AT 5:00 PM

Meeting Minutes

1. OPENING THE MEETING

- a. Call to Order - 5:00p.m.
- b. Pledge of Allegiance
- c. Roll Call

EDC Members

☒ Aaron Williams, President

☒ Eric Nichols, Vice President

☒ Kevin Russell, Secretary (*arrived after the start of the meeting*)

Whitestown Staff

☒ Todd Barker, AICP, CPM, Director of Development Services

☒ Shannon Downs, EA of Development Services

☒ Chou-il Lee, Taft Law, Town Attorney

- d. Election of Officers

- a. President
- b. Vice President
- c. Secretary

Motion: Eric Nichols made a motion to elect Aaron Williams as President, Eric Nichols as Vice President, and Kevin Russell as Secretary, seconded by **Aaron Williams**. Motion **Passed 2-0**.

2. APPROVAL OF THE MINUTES

- a. Approval of October 9, 2024, meeting minutes

Motion: Eric Nichols made a motion to **APPROVE** October 9, 2024, minutes as presented, seconded by **Aaron Williams**. Motion **Passed 2-0**.

3. PUBLIC REQUEST TO SPEAK (Topics NOT related to an Agenda item)

- a. None
 - No one online or in person requesting to speak.

4. PRESENTATIONS

- a. None

5. UNFINISHED BUSINESS

- a. None

6. NEW BUSINESS (Public Hearing)

- a. Public Hearing on proposed financing of economic development facilities for New City Development Partners, LLC and the Padgett Commons.

Public Hearing:

Floor opened for public hearing at 5:06p.m.

- No one online or in person requesting to speak.

Floor closed to public hearing at 5:07p.m.

Kevin Russell arrived at 5:07p.m.

- b. Consider adoption of Resolution 2025-01 approving and authorizing certain actions and proceedings with respect to certain proposed economic development revenue bonds for New City Development Partners, LLC and the Padgett Commons project.

Staff Presentation:

Todd Barker- Requesting approval of the Resolution 2025-01. The approval of 1.5-million-dollar bond is only a portion of the overall project cost of 33 million dollars. The entire project consists of multiple phases. Todd shared presentation of project phases and description of what the project entails; mixed use, commercial retail, and residential phases are all part of this project. This will also include an extension of 550 S and 575 E in addition to three roundabouts. The economic development bond would cover incentives for the project.

Discussion of EDC:

Eric Nichols – inquired about the two rounds of bonds for this project. The 1.5-million-dollar bond allows to developer to use the proceeds for things outside of public infrastructure whereas the tax-exempt bonds will limit the usage of the bond proceeds to only public infrastructure. Does the EDC need to approve the tax-exempt bonds?

Todd Barker – confirmed that this will be the only bond resolution the EDC will need to review and approve for this project.

Kevin Russell – asked for confirmation on the timelines of existing bonds within the Whitestown – INDOT EDA.

Todd Barker – confirmed that all existing bonds related to the Whitestown – INDOT EDA will not change timelines only the new bonds that will be

associated to the Padgett Commons EDA has a new start date. There have not been any extensions on any of the current bonds.

Motion: Eric Nichols made a motion to approve Resolution 2025-01 as presented, seconded by **Kevin Russell** Motion **Passed 3-0**.

7. OTHER BUSINESS

a. None

8. ANNOUNCEMENTS

a. None

9. ADJOURNMENT

Motion: Eric Nichols made a motion to adjourn Seconded by **Kevin Russell**. Motion **Passed 3-0**. Meeting adjourned at 5:14p.m.



Aaron Williams, President

Kevin Russell, Secretary