



WHITESTOWN REDEVELOPMENT COMMISSION

Special Meeting
May 28, 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	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 April 7, 2025, Executive Session Meeting Minutes. **Todd Carlile** made a motion to approve the meeting minutes as presented; **Kevin Russell** seconded the motion. Motion **Approved** 4-0.

4. UNFINISHED BUSINESS

- A. Consider the approval of Resolution 2025-05.

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** 4-0

5. NEW BUSINESS

A. Approval of Claims

Todd Barker – requesting the approval of the Bose Claims invoice for May 6, 2025.

Motion: Mark Pascarella opened the floor for a motion on the 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 2025-06** approving and authorizing execution of an addendum to lease and certain other financing documents, along with related matters, in connection with Padgett Commons Project.

Todd Barker – Resolution 2025-06 is part of the financial package for the Padgett Commons, New City Development project.

Steve Unger – This is the approval of financing documents, also including trust indenture and an addendum to the lease. The addendum will require the lease to be updated once the bonds are defined, and terms are known. This will be an approval of the forms pending the final revisions.

Motion: Mark Pascarella opened the floor for a motion on Resolution 2025-02. **Adam Hess** made a motion to approve the **Resolution 2025-06**, as presented, representing the RDC, **Kevin Russell** seconded the motion. Motion **Approved** 4-0

C. **Public Hearing:** Consider the approval of **Resolution 2025-07** confirming the declaratory resolution of the Redevelopment Commission (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.

Floor opened at 7:17p.m.

No one online or in person requesting to speak.

Floor Closed at 7:18p.m.

Todd Barker – this is the second phase for the RDC, this resolution will remove the Padgett Commons project from the INDOT TIF and creating its own TIF, development and allocation area. The Plan Commission approved the order, and the Town Council approved the resolution. This is requesting approval of the confirmatory resolution, confirming all steps have been completed. This is removing the area from the INDOT TIF but will still be pledging 50% of the value to the INDOT TIF.

Mark Pascarella – asked for clarification that this change is a benefit for the town.

Todd Barker – confirmed that the changes being made will benefit the town.

Matt Doublestein – asked if making these changes will change the timeline for the I-65 “INDOT” TIF.

Steve Unger – the timeline could change based on the pledge, but the start date will not change. The new portion will have a new start date, however existing TIF's will not be restarted.

Motion: Mark Pascarella opened the floor for a motion on Resolution 2025-03. **Adam Hess** made a motion to approve **Resolution 2025-07**, **Todd Carlile** seconded the motion. Motion **Approved** 4-0

- D. **Public Hearing:** to consider the approval of **Resolution 2025-08** confirming the declaratory resolution of said commission consolidating certain Economic Development Areas and corresponding Allocation Areas.

Floor opened at 7:22p.m.

No one online or in person requesting to speak.

Floor Closed at 7:23p.m.

Todd Barker – Resolution 2025-08 is to consolidate Perry Industrial, INDOT, Whitestown INDOT, Anson South Maple Grove consolidated, and including a few areas of right of way. The consolidation will be called the Whitestown I-65 Consolidated Economic Development Area. This is an option to be able to utilize the funds these areas are creating to help fund the Padgett Commons infrastructure. Maps have been included to show the areas of consolidation. The time frames of the existing area will not be affected.

Matt Doublestein – asked for clarification on the consolidation. This is being done to allow the use of the funds in the designated areas but will not extend the life of the TIF.

Todd Barker – the area will stay as it is. When the life of the TIF ends it will no longer be contributing to the district of areas consolidated.

Motion: Mark Pascarella requested a motion for approval. **Adam Hess** made a motion to approve the **Resolution 2025-08**, as presented, **Kevin Russell** seconded the motion. Motion **Approved** 4-0

- E. Consider the approval of the 550 S / 575 E Construction Management & Inspection Agreement.

Todd Barker – asked the Town Engineer Sri Venugopalan to provide an update on the Resolution 2025-08.

Sri Venugopalan – This resolution is to assist with design review of the Padgett Commons. This resolution will assist in providing design review, construction administration management, inspection and testing for the project. There will be a not to exceed fee.

Adam Hess – inquired that this resolution will provide the support needed to manage the project.

Sri Venugopalan – The Padgett Commons project will be a quick moving project. The economic development agreement did not include any inspections and testing in the scope, and this will cover that portion of the project. This will help in the town getting a great project.

Kevin Russell – questioned why in exhibit A exclusions does not share any information on the relocation of the utilities.

Sri Venugopalan – utility relocation is part of the Padgett Commons project. A design team will be selected and address this excluded portion of the project. Structure Point will review the project however the team that is selected will be completing the project review.

Adam Hess – if Structure Point isn't reviewing the project plans. How will this work for the project.

Sri Venugopalan - The town and the design team will coordinate together as needed on easement and answer questions as needed. The town will be paying for the relocation of the utilities and that is a separate cost that is in the bond that will be presented.

Kevin Russell – will the expenses for the utilities be included in the bond?

Sri Venugopalan – Yes, and the design team and the utilities will be the responsibility of the design team and the utility company. The town will not have input on this portion of the project. This is common practice for projects of this type and size.

Motion: Mark Pascarella requested a motion for approval. **Todd Carlile** made a motion to approve the **550 S / 575 E Construction Management & Inspection Agreement**, as presented, **Kevin Russell** seconded the motion. Motion **Approved** 4-0

F. Consider **Resolution 2025-09** Determining Need to Capture Incremental Assessed Valuation.

Todd Barker – Resolution 2025-09, states the position of the RDC for economic development areas for the town. This is the assessed value and coverage of the bonds and if there is an excess on the bonds and how that will be handled. There is information on the district's coverage. There will be a letter that will need to be signed by the RDC president.

Motion: Mark Pascarella requested a motion for approval. **Adam Hess** made a motion to approve the **Resolution 2025-09**, as presented, **Kevin Russell** seconded the motion. Motion **Approved** 4-0

6. OTHER BUSINESS

A. None

7. ADJOURN

Motion: Mark Pascarella requested a motion to adjourn the meeting. **Todd Carlile** made a motion to adjourn, seconded by **Kevin Russell**. Motion **Passed** 4-0. Meeting adjourned at 7:47PM.

Signed by:

mark pascarella

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Mark Pascarella, President

Signed by:

Adam Hess

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Adam Hess, Vice President