

**Whiteland Redevelopment Commission**  
549 Main Street, Whiteland, IN 46184  
August 11, 2022

**Board members and other town officials present**

<b>David Hawkins</b> President	<u>  x  </u>	<b>Debra Hendrickson</b> Clerk Treasurer	<u>  x  </u>
<b>Todd Clayton</b> Vice-President	<u>  x  </u>	<b>Stephen Watson</b> Town Attorney	<u>  x  </u>
<b>John Venter</b> Member	<u>      </u>	<b>Jim Lowhorn</b> Town Manager	<u>  0  </u>
<b>Katy Cavaleri</b> Secretary	<u>  x  </u>	<b>Kent Beeson</b> School board member	<u>  0  </u>
<b>Tom Carroll</b> Member	<u>  x  </u>		

**Call to Order** – D. Hawkins called the meeting to order at 7:14 pm

**Pledge to the flag**

**Roll call** – J. Venter, K. Beeson absent

**Minutes from June 14, 2022**

- K. Cavaleri made a motion to approve the 6-09-22 and 6-22-22 minutes. T. Clayton seconded the motion.  
Passed 4-0.

**Voucher Packet 8-11-22**

- T. Carroll made a motion to approve VP 8-11-22. K. Cavaleri seconded the motion.  
**Passed 4-0**

**Financial Reports**

- D. Hendrickson stated the June disbursement deposited was \$137,293.54, bringing the total to \$322,997.96 in the TIF Fund.

**Old Business - None**

**New Business**

- Patch Development Update
  - **S. Watson** summarized the Town Council meeting.
    - Approved the Carve out of the TIF area.
    - Approved Tax Abatement request for the first building.
    - Distributed maps showing the area.
    - There will be a September public hearing to finalize the process.
  - **Andrew Greenwood**, representative of the Patch Development out lined the following information:
    - Project started in December of 2021 with the rezoning of the Horsely property.
    - It is now called the "Gateway to Whiteland".
    - There will be retail, industrial, commercial, and multi-family units.



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- There will also be help with a drainage issue across the street.
- There will be a private partnership with the Town for the first two buildings (phase 1) to help with the infrastructure and roadways.
- All information was fact checked by Stone Municipal Group, Stephen Watson- attorney.
- Develop Backed Bonds will be issued for approximately \$8,000,000 on the first two buildings.
- No abatement on the retail on the commercial or frontage commercial properties.
- Over 90 million dollars in assessed value.
- The Public Safety Building will have space to be built.
- **S. Watson** stated the meeting tonight was informational. There will be no decisions made.
  - **RDC** would agree to pay with the TIF funds coming from the project from the carve out only. If there were not enough revenues to pay, then the Developer would take care of the rest. It would not affect the other 88% of the Town's TIF area. The project is only 12% of the entire TIF area.
- **Carmen Parker, Community Development Coordinator**
  - Requested suggestions from the RDC Board for possible projects.
  - Distributed the Economic Development Plan.
  - Priority projects to plan.
  - Distributed handbook from AIM on Redevelopment
  - Distributed a spreadsheet containing numbers on projects.
  - All the buildings coming. Under construction or done are six and half million square ft of buildings and projected another 13.5 million square feet to come.



**Passed 4-0**



**Adjourned at 8:12 pm**

Passed by the Redevelopment Commission on this day 8 of September 2022

**Aye**  
  
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 David Hawkins  
  
 \_\_\_\_\_  
 Tom Carroll

**Nay**  
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 David Hawkins  
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 Tom Carroll

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 Katy Cavaleri  
  
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 Todd Clayton  
  
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 John Venter

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 Katy Cavaleri  
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 Todd Clayton   
  
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 John Venter

**Attest:**  
  
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 Debra L. Hendrickson, Clerk Treasurer