

Whiteland Redevelopment Commission

549 Main Street, Whiteland, IN 46184

February 13, 2025

Board members and other town officials were present.

David Hawkins	<u> x </u>	Melissa Fraser	<u> x </u>
President		Clerk Treasurer	
Amanda Trimble	<u> x </u>	Stephen Watson	<u> x </u>
Vice-President		Town Attorney	
John Venter	<u> x </u>	Carmen Young	<u> x </u>
Secretary		Director of Administration	
Tom Carroll	<u> x </u>	Kent Beeson	<u> x </u>
Member		School board member	
Brian Webb	<u> </u>		
Member			

Call to Order – D. Hawkins called the meeting to order at 7:00pm.

Pledge to the flag

Roll call –Quorum requirements reached.

Minutes from 1-9-25

- J. Venter made a motion to approve the 1-9-25 minutes. T. Carroll seconded the motion.

Passed 4-0

Voucher Packet 2-13-25

- C. Young explained Voucher Packet #1 and Voucher Packet #2
- A. Trimble made a motion to approve Voucher Packet #1. T. Carroll seconded the motion.

Passed 4-0

Financial Reports

- M. Fraser discussed financials.

Old Business

- **Resolution 2025-01, Confirming Resolution 2024-02 and the Establishment of the U.S. 31 TIF District (PUBLIC HEARING)**
 - D. Hawkins opened the public hearing.
 - Tim Edsell, Superintendent Clark Pleasant Schools, made a request that the Town and school work together using the funds that are allocated on projects that would benefit both the community and school corporation.
 - Austin Fruits, Chief Financial Officer, Clark Pleasant Schools, spoke about the negative impact the proposed US 31 TIF District would have on the school's budget. The school wants to be good partners with the Town, but he feels this TIF District sends a different message.
 - D. Hawkins asked A. Fields the specific downfall he sees with the TIF.
 - Austin further stated the impact this would have on the AV (assessed value) and tax dollars received from that.
 - J. Venter asked questions about the school's budget. Austin Fruits explained increases in the yearly budget.
 - K. Beeson stated he does see both sides but feels this is bad timing considering the new legislation and worries about programs for the kids getting cut.
 - S. Watson discussed his review of the plan, and the majority of the projects and use of the funds will be used within the (US 31) corridor.
 - C. Young explained how this would help with pedestrian safety along US 31. She also stated that this would be for redevelopment only and discussed the 3 big parcels left on US 31.

- D. Hawkins closed public hearing.
- A. Trimble made a motion to approve Resolution 2025-01. D. Hawkins seconded the motion.
PASSED 3-1
- **Resolution 2025-02, Confirming Resolution 2024-03 and the Amendment of the Economic Development Plans to Fund Police and Fire Expenditures with TIF Funds (PUBLIC HEARING)**
 - D. Hawkins opened and closed the public hearing.
 - T. Carroll made a motion to accept the Resolution 2025-02. J. Venter seconded the motion.
PASSED 4-0
- **Award of Contract for Transfer Switches for Sewer Lift Stations**
 - C. Young discussed quotes for transfer switches. Deem won the quote. Requesting approval to offer project to Deem in the amount of \$152,572.00.
 - T. Carroll made a motion to approve the quote from Deem for the transfer switches. J. Venter seconded the motion.
PASSED 4-0

New Business

- **Proposed Engineering Contract with Crossroad Engineers for Roundabout at Sawmill and Whiteland Roads**
 - C. Young discussed the contract with Crossroad Engineers and partnership with New Whiteland and Johnson County for roundabout at Sawmill and Whiteland Roads.
 - C. Young is working on an interlocal agreement and requested approval from the Commission to pay for the Town's portion through TIF funds. Town's portion is \$134,516.67
 - J. Venter made a motion to authorize the engineering contract with Crossroads Engineers for design, bidding, construction, and inspection once the interlocal agreement has been signed by all three entities. T. Carroll seconded the motion.
PASSED 4-0
- **Voucher packet #2**
 - C. Young and S. Watson explained Voucher packet #2 and the request for payment of the extrication equipment purchased for the Fire Dept.
 - T. Carroll made a motion to approve the payment of \$99,325.96, once the 10 day appeal period has lapsed. J. Venter seconded the motion.
PASSED 4-0

Director of Administration

- C. Young stated that the annual reports were received and provided to the Commission regarding the Patch Development Project.

D. Hawkins adjourned meeting at 7:45 pm

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Passed by the Redevelopment Commission on this day 13th of March, 2025.

Aye

Nay


David Hawkins, President

David Hawkins, President



Amanda Trimble, Vice President

Amanda Trimble, Vice President




John Venter

John Venter



Tom Carroll


Tom Carroll



Brian Webb

Brian Webb

Attest:



Melissa Fraser, Clerk Treasurer)

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