

**WHITELAND TOWN COUNCIL**  
**October 14, 2025**

**Council members present**

**Other Town Officials**

Richard Hill	
President	_____
Debra Hendrickson	
Vice President	_____
Tim Brown	
Member	<u>  X  </u>
Brad Goedecker	
Member	<u>  X  </u>
Joe Saylor	
Member	<u>  X  </u>

Clerk Treasurer	_____
Carmen Young	
Town Manager	<u>  X  </u>
Stephen Watson	
Town Attorney	<u>  X  </u>
Makayla Rich	
Deputy Clerk	<u>  X  </u>

**Call to Order**

- J. Saylor called the meeting to order at 7:00pm

**Pledge**

**Roll Call** – Quorum requirements reached. R. Hill and D. Hendrickson absent.

**Invocation** – C. Young

**Review and Approval of Agenda**

- C. Young asked that the request for encroachment on drainage and utility easement be removed, under New Business.

**Minutes 9-9-25**

- B. Goedecker made a motion to approve the 9-9-25 minutes. T. Brown seconded the motion.

**PASSED 3-0**

**Voucher Packet 10-14-25**

- B. Goedecker made a motion to approve the 10-14-25 voucher packet. T. Brown seconded the motion.

**PASSED 3-0**

**Voucher Packet #2 10-14-25**

- B. Goedecker made a motion to approve the 10-14-25 voucher packet. T. Brown seconded the motion.

**PASSED 3-0**

**Financial Report**

- C. Young referenced the financial reports given to the Council.

**Old Business**

- **Ordinance 2025-12, Budget for 2026 (Final Reading)**

- B. Goedecker made a motion to approve Ordinance 2025-12. T. Brown seconded the motion.

**PASSED 3-0**

**New Business**

- **Abatement Discussion for Project Yellowjacket**

- C. Young discussed the abatement request from Project Yellowjacket. They are looking at Gateway Building one. Representatives from Sugar Foods were at meeting – Michael Harrison and Jessica Dapore. The Town has also brought Adam Stone in to offer financial guidance.

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- Michael Harrison, COO of Sugar Foods, discussed his presentation to the Council. They are looking at 20yr lease to start with a minimum of two 5 year renewals. They are looking to be active participants in the community.
- Jessica Dapore, Incentis Group, has been working with Michael Harrison and his team to evaluate Whiteland for their project. The proposed investment Sugar Foods is making is to invest over \$40 million in the facility – tenant improvements, plus production and distribution equipment. They are looking at 105 new jobs with average wage if \$62,800 plus benefits.
- Jessica Dapore discussed the request for a 7yr tax abatement on personal property. She stated there is an existing real estate abatement.
  - B. Goedeker asked if they wanted this in lieu of that existing abatement or on top of it? J. Dapore stated that yes, this would be an additional abatement.
- Jessica Dapore also stated that they are proposing a \$10,000 a year donation to the fire department for the first 5 years and \$5,000 a year for the last 2 years of the abatement.
  - B. Goedeker stated that the company says they want to be integrated with the community and part of that is paying your taxes because that's what helps the Town fund things like a roundabout, new fire engines, etc. J. Dapore stated that they were aware of some issues with the fire department, which is why they are proposing the annual donation. This is a 7 year ask, and they are proposing a 20yr lease and do have plans to be in the community for much longer than the 7 year ask. This abatement helps the company with the \$40 million investment upfront to move to the community and bring those jobs here.
  - C. Young stated that they are still paying taxes, at a reduced rate, on the \$25 million. The real property tax abatement is in year 3 also. She referenced the packet of information provided that shows the Town's portion. If the 7 year tax abatement is granted, their total taxes saved is \$148,000 over the 7 years. They will still be paying over a million in taxes and in turn saving \$850,000 in taxes abated.
  - Michael Harrison also stated that this is just the initial \$40 million investment. They plan to continue to grow and build and add production lines, packaging lines, etc.
- J. Saylor asked about Adam Stone's analysis.
  - A. Stone discussed the project and potential benefits to the Town. It appears they would pay about half the taxes they would normally pay in a 10yr time frame. The question is, would they come here without the abatement? Would they pick this location?
  - From a financial perspective, he would ask for a shorter time period – potentially a 5yr. Does the Council think it's a good fit for the community from an employer perspective? Adam feels the initial investment is a needle mover as well as adding 100 jobs with above average wages.
  - Discussions were had with Counsel on capturing the taxes paid. S. Watson stated personal property taxes were not captured currently. There is a specific process and resolution needed to capture those tax dollars that S. Watson explained.
  - J. Saylor asked what was being asked tonight. S. Watson explained the application process for a tax abatement request. J. Saylor stated that there is a lot he likes about the project and is inclined to support it. He stated that considering the Council is light tonight on numbers and they don't have a resolution to act on, that they ask the company to formalize their application and present it to the entire council in November.
- B. Goedeker agreed. He further stated that this company is asking the council to set a new precedent and the next person that comes along will have an even greater ask. He stated that this sounded like a fantastic company, and would like to have them in town, but perpetually the request is bigger every time by each new person. T. Brown agreed and would like to follow what we've done in the past to keep everything uniformed. T. Brown also would like the entire council present to consider it. He asked if staff recommendations would be included in the application. C. Young stated the Town's scoring criteria was already included and they scored well.
- S. Watson further discussed what would be involved in capturing the personal property taxes by the redevelopment commission. He also mentioned the expectations currently within the TIF district and the need to communicate any changes to the other underlying taxing units if changed. This process may

take a while, and he wasn't sure of the company's timeline. Michael Harrison stated they were looking to be in the facility and distributing by the end of the year.

- B. Goedeker stated he wants the Town to be easy to work with and would like to see something on paper regarding this request and to maybe consider not asking for more than others have in the past.
- J. Saylor invited Sugar Foods to get their application in and present before the council next month.

- **Brightspeed – Town of Whiteland MOU Discussion**

- C. Young explained Brightspeed's memorandum of understanding regarding their project. The Town is still working with legal counsel on the amendment to the right-of-way ordinance as discussed in April. This change is in regard to protecting the Town's infrastructure by getting the sanitary sewer system camera-ed before and after the project. C. Young discussed the comparison between the updated ordinance and Brightspeed's MOU, that was included in the council's packet. The MOU is above and beyond what the town is planning in the new ordinance.
- B. Goedeker made motion to approve the signing of Brightspeed's MOU by C. Young. T. Brown seconded the motion.

**PASSED 3-0**

- **Discussion on petition for an increase above the maximum levy – Town of Whiteland**

- **Discussion on petition for an increase above the maximum levy - Whiteland Fire**

- C. Young discussed both petitions.
- B. Goedeker made a motion to approve the petitions for both the Town and the Fire District. T. Brown seconded the motion.

**PASSED 3-0**

- S. Watson asked about a resolution that was needed. A. Stone discussed the petition/resolution that needs signed prior to 10/21.

- B. Goedeker made a motion to approve both petitions and authorize the staff and advisors to finalize and file them. T. Brown seconded the motion.

**PASSED 3-0**

- **Approval of Supplemental Statement of Work with Stone Municipal Group**

- C. Young discussed the additional compensation for the additional work Stone Municipal Group is helping the Town with.
- B. Goedeker asked about the timeline for the additional compensation and potentially adding a "not to exceed amount" or monthly check-in regarding it. J. Saylor agreed.
- B. Goedeker made a motion to accept the supplemental statement from Stone Municipal Group and authorize the town manager to sign it. T. Brown seconded the motion.

**PASSED 3-0**

- **Approval of PSA (Professional Services Agreement) with Crossroad Engineers for CCMG 2026 project**

- C. Young discussed the CCMG 2026 project and the need for Crossroad Engineers assistance.
- J. Saylor asked if the PSA is a requirement to receive a lot of grant money. C. Young stated yes and most grants have to be completed by an engineer. J. Saylor stated that he would be comfortable with the agreement and include a not to exceed amount plus the decisions on what to have them help with is under C. Young's discretion.
- T. Brown discussed inspection costs. He asked if the Town's employees will handle the inspections or at least work together on them. C. Young agreed that they could potentially bring the town employees alongside them on this project.
- J. Saylor made a motion to approve and authorize C. Young to sign the PSA with Crossroad Engineers pending legal counsel. B. Goedeker seconded the motion.

**PASSED 3-0**

- **Request for Disposal of Engine 72**

- C. Young discussed the request to dispose of Engine 72 using Brindlee Mountain to find a buyer.
- T. Brown made a motion to approve the disposal of Engine 72. B. Goedecker seconded the motion.

**PASSED 3-0**

- **HR Duties Discussion**

- C. Young discussed the recommendation by Invigorate to move HR underneath the Town Manager, as previously presented in May. This is for more of the "tactical" tasks such as health insurance benefits, conversations with employees regarding health benefits, processes on how applications are handled, onboarding/offboarding, etc . Then using the consultant for personnel matters.
- J. Saylor would support switching it with a review in 3-6 months or kicking it to next month when all members of the council are present. T. Brown feels next month would be better when all council members are present and feels the employees need someone else to go to discuss issues.
- B. Goedecker made a motion to continue the discussion to next month's meeting. T. Brown seconded the motion.

**PASSED 3-0**

### **Town Manager Report**

- C. Young discussed the process of hang tags for residents. These are door hanger tags that are hung on resident's homes that are 2 months behind on their bill. Per the ordinance, it calls for notice to be given to residents. This notice is already shown on their bill as the past due amount. C. Young asked the council to approve no longer doing the hang tags.
- T. Brown would be ok with that.
- S. Watson further clarified that the ordinance states the only time a door notice is required is if the customer attempted to pay and it got returned. A mail notice is all that's required otherwise.
- J. Saylor, T. Brown, and B. Goedecker all agreed they are fine with discontinuing the door tags for past due amounts.
- Reminder that next month Town Council meets on Wednesday due to Veteran's Day

### **Department Head Reports**

- D. Cox, Town Marshal, discussed the appointment of a new Lieutenant – Kenny Polley. This leaves the Sergeant position open, and he is currently interviewing officers for that position. He is also taking applications for a new patrol officer.

### **Counsel Comment - none**

### **Council Comment**

- T. Brown discussed the business owner that helped the police with apprehending a suspect.
- T. Brown asked about the storage sheds. C. Young discussed the process that will be finalized in November with an auction for the barns.
- T. Brown asked about the building that's being repaired in Chad Lo. C. Young has found someone that can help get a new one built. A. DeSantiago further explained the process of erecting the new building.
- T. Brown asked about painting the fire hydrants. C. Young discussed the meeting with Bargarville regarding the hydrant scrubber. The hydrants are also still being flushed and tested, per Steven Richards, Water Superintendent. Once completed, the painting will begin. There are currently 10 out of service.
- T. Brown asked about any contact with New Whiteland. B. Goedecker stated that he reached out to some people expressing interest. There is mild interest but more on how to share resources. C. Young has a meeting scheduled next week with New Whiteland.

### **Public Comment**

J. Saylor made a motion to adjourn the meeting at 9:03pm

Passed by the Whiteland Town Council on this day 12 of November, 2025.

**Aye**

Richard Hill, President

*Abstain*

Debra Hendrickson, Vice President

*Abstain*

Tim Brown

Brad Goedeker

Joseph Sayler

**Nay**

Richard Hill, President

Debra Hendrickson, Vice President

Tim Brown

Brad Goedeker

Joseph Sayler

**Attest:**

*M. Rich*

Makayla Rich, Deputy Clerk