



WHITESTOWN REDEVELOPMENT COMMISSION
9/6/2016 Meeting Minutes

A. OPENING THE MEETING

A. Call to Order – Roll Call

Bryan Brackemyre called the meeting to order at **6:03 PM**. Members present included **Bryan Brackemyre, Susan Austin, Megan Swain and Kyle Weathers**. **Sarah Ford** was absent.

B. APPROVAL OF THE 6/20/2016 Meeting Minutes 6/20/2016 Minutes

Town manager **Dax Norton** stated that the meeting minutes for 6/20/2016 would be presented at a later date.

C. PRESENTATIONS:

1. **Zyntango Farms**

Zyntango Farms gave a presentation to the RDC about the plans to expand the farm. Bret stated that this would be a community asset and asked the RDC to consider partnering with the farm. Discussion ensued.

D. PUBLIC REQUEST TO SPEAK

(Please limit comments to 3 minutes to allow other members of the public an opportunity to address the commission)

E. UNFINISHED BUSINESS

1. Discuss the creation of 2 TIF areas (Golf Club of Indiana TIF, Albert S. Whites TIF)

Dax Norton discussed the possibility of creating multiple TIF districts around town. Discussion ensued.

F. NEW BUSINESS

1. Consider a Resolution Approving Deduction Application for Area Previously Designated an Economic Revitalization Area (Daimler Trucks North America LLC) (**Resolution 2016-04**)

Bryan Brackemyre introduced Resolution 2016-04. **Megan Swain** moved to approve Resolution 2016-04. **Kyle Weathers** seconded the motion. The motion carried 4-0.

2. Consider a Resolution Amending the Economic Development Plan for the Perry Industrial Park Economic Development Area No. 1 (**Resolution 2016-05**)

Dax Norton and **Dennis Otten** introduced the resolution and the purpose of the resolution to the commission. **Dax Norton** explained that this was a step in the process to approve the refunding of bonds in the Perry Industrial Park TIF. **Dax Norton** stated that this refunding would net the town \$6,000,000 to be used to construct a new Fire Station/WFD headquarters building. **Dax Norton** credited **Andrew Lanham** and **Dennis Otten** for their hard work. **Dax Norton** stated that the Perry-TIF is performing very well. **Dax Norton** asked the RDC to consider meeting on Monday, September 19, 2016. Discussion ensued. **Kyle Weathers** moved to approve Resolution 2016-05. **Susan Austin** seconded the motion.

Motion carried 4-0. **Megan Swain** moved to approve a special meeting of the RDC to be held on Monday, September 19, 2016 at 7 PM. **Kyle Weathers** seconded the motion. Motion carried 4-0.

3. Introduce a Resolution Approving and Authorizing the Execution of a Finance Lease and Approving a Base Lease Relating to the Town of Whitestown, Indiana Perry Industrial Park Economic Development Area No. 1. **(Resolution 2016-06)**

Dax Norton stated that this was an introduction only. He stated it was a similar bond/lease structure as other, more recent bond structures. **Dennis Otten** explained the procedure for public hearing to approve this resolution.

4. Consider Approval of Funds for the Ottinger Drive Pavement/Trail Project (Maple Grove TIF)

Dax Norton presented a proposal to the RDC to fund a portion of the 2016 paving projects. He stated that the town is asking the RDC to approve funding for a portion of the paving projects specifically for the paving of Ottinger Drive and the construction of a pedestrian side path that will be built next to Ottinger drive. Discussion ensued. **Bryan Brackemyre** asked if the not to exceed number would be \$110,000. **Dax Norton** stated that this was the request. **Susan Austin** moved to allocate funds not to exceed \$110,000 from the Maple Grove TIF area for the Ottinger Drive change order. **Kyle Weathers** seconded the motion. **Motion carried 4-0.**

5. Open Bids for 345 S. Bowers (If any bids received)

Dax Norton discussed the process of granting the 345 S Bowers property to Moontown for the purposes of renovating the property for a brewery. The RDC was required to market the building to potential bidders. He stated that the proper publishing procedures had been followed and that no bids had been received. Discussion ensued. Board Attorney, **Dennis Otten**, explained the next steps in the process to grant the building to Moontown Brewery as a part of the EDA with Moontown.

G. OTHER BUSINESS

- A. Update on Spending from Town Hall Bond

Dax Norton gave the commission an update on the spending projects from the Town Hall bond.

- B. Update on Legacy Core Parking Lot Projects

Dax Norton updated the commission on the progress of RDC funded projects in the Legacy Core.

- C. Update on Moontown Project

Dax Norton gave a brief update on the progress of talks with Moontown.

H. ADJOURN

Susan Austin moved to adjourn. Motion carried 4-0. Meeting adjourned at 6:45.

Sarah Ford, President

Susan Austin

Bryan Brackemyre, Vice President

Kyle Weathers

Megan Swain, Treasurer

ATTEST:

Dax Norton, Town Manager