

**WHITELAND TOWN COUNCIL
Special Meeting
At 549 Main St., Whiteland, IN
May 08, 2019**

| <u>Council members present</u> | | <u>Other Town Officials</u> | | <u>Other Town Officials</u> | |
|--------------------------------|---------------|-----------------------------|---------------|-----------------------------|---------------|
| Andy Brock | | Norm Gabehart | | Stephen Watson | |
| President | <u> X </u> | Town Manager | <u> X </u> | Town Attorney | <u> X </u> |
| David Hawkins | | Debra L. Hendrickson | | Josh Wade | |
| Vice President | <u> </u> | Clerk Treasurer | <u> X </u> | WWTP Superintendent | <u> </u> |
| Scot Ford | | Rick Shipp | | Dave Gabbard | |
| Member | <u> X </u> | Town Marshal | <u> </u> | Water Superintendent | <u> </u> |
| Joe Saylor | | Joe Csikos | | Rusty Snyder | |
| Member | <u> X </u> | Planning & Zoning Dir. | <u> </u> | MS4 Coordinator | <u> </u> |
| Brad Goedeker | | Eric Funkhouser | | | |
| Member | <u> X </u> | Fire Chief | <u> </u> | | |

Call to order – A. Brock called the meeting to order at 7:50 pm

Roll Call – D. Hawkins absent

New Business –

- **Resolution 2019-06, To consider a tax abatement application related to the development of the JDC Property Group property**
 - N. Gabehart stated this a project has been on the board approximately a year. The company JDC, is in the process of purchasing the property previously owned by The Bright property for development of Industrial. The building #1 on the N.E. corner is the consideration for abatement for 167 acres.
 - S. Watson stated procedural requirements for granting a tax abatement:
 - 1. The property of improvement that will occur has to be within an economical revitalization area. That is done by this body designating that property as such.
 - 2. You have to affirmatively approve the statement of benefits that has been given and identify the assessed value, description of the project, and number of employees and wages. The estimation of 125 employees with salaries of \$13 an hour.
 - 3. The current assessed value is \$54,339 for just the 26 acres for the first building which is estimated at 437,591 square feet.
 - Closing on the building by June 1, 2019.
 - 4. Ten-year abatement
 - JDC initially was agreeable to receiving a 10 year 49.5% tax abatement, but in order to get incentivize and compensate JDC for constructing the water main extension and other water system facilities needed to serve the area (including ground

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service tanks and pressure system), at JDC's initial cost rather than the Town's cost, the abatement is proposed to be a 10 year 100% abatement.

- Even with the 10 year 100% Tax Abatement, over the 10 year abatement period, the first 26 acre lot is projected to generate \$255,000 in property taxes from the increased assessed value of the land, which will flow to the Redevelopment Commission's TIF Fund. The increase in taxes is the result of a combination of the property being rezoned from agricultural to Industrial and the property being sold for development at a significantly higher price than its current assessed

- There will be a Public hearing on May 22, 2019 to confirm, modify or rescind the resolution

S. Ford made a motion to approve Res. 2019-06. B. Goedeker seconded the motion.


Passed 4-0

Public Comment – None

Meeting adjourned at 8:33 pm.

Passed by the Whiteland Town Council on this day 22nd of May, 2019

Aye


Shawn A. Brock, President


Scot Ford


Brad Goedeker


David Hawkins


Joe Saylor

Nay

Shawn A. Brock, President


Scot Ford

Brad Goedeker

David Hawkins

Joe Saylor

Attest:


Debra L. Hendrickson, Clerk-Treasurer