

WHITELAND REDEVELOPMENT COMMISSION
MAY 14, 2015

THE MEETING BEGAN AT 7:00PM

PLEDGE TO THE FLAG

PRESENT: KENT BEESON, TODD CLAYTON, CHARLES HOWARD AND KATY CAVALERI

OTHERS PRESENT: NORM GABEHART-TOWN MANAGER, ALEXANDRA KRUTZ-UTILITY CLERK AND
STEPHEN WATSON-TOWN ATTORNEY

ABSENT: S. ED TICHENOR AND BUTCH ZIKE (NONVOTING MEMBER)

OTHERS ABSENT: MICHELLE R. RICHARDS – CLERK/TREASURER AND NATHAN BILGER-PLANNING AND
ZONING DIRECTOR

CHARLES HOWARD MADE THE MOTION TO APPROVE THE MINUTES FROM JANUARY 2, 2015. TODD
CLAYTON SECONDED THE MOTION AND PASSED 4-0.

STEPHEN WATSON REVIEWED THE DETERMINATION OF EXCESS ASSESSED VALUE FOR 2015 PAY 2016
TAX YEAR. WE ARE INFANCY OF OUR TIF DISTRICT WITH LESS THAN \$20,000.00 OF TIF MONEY ON
HAND. REASONABLE TO SAY WE DON'T HAVE EXCESS ASSESSED VALUE AT THIS TIME.

NORM GABEHART GAVE AN OVERVIEW OF THE GENERAL FUND BUDGET. CURRENTLY THE FUND HAS A
BUDGET OF \$665,125.00. WE HAVE TAXES REFLECTED ON THE EXISTING TAX BASE. WE HAVE A
CURRENT LEVY OF \$400,000.00 AND RECEIVED A CIRCUIT BREAKER LOSS OF \$75,000.00. OVERALL, THIS
IS THE MONEY THAT PAYS FOR THE POLICE DEPARTMENT, MVH RATE PAYS FOR THE STREET
DEPARTMENT AND BUDGETS \$413,000.00 A YEAR. AS WE GROW THE TOWN THERE NEEDS TO BE A
BALANCE. WE CAN'T UTILIZE TIF FUNDS TO PAY A POLICE OFFICER OR BUY SOME OF THE ASSETS
NEEDED TO OPERATE THOSE FUNCTIONS.

KATY CAVALERI MADE THE MOTION TO DETERMINE THERE IS NO EXCESS ASSESSED VALUE TO RELEASE
AND AUTHORIZES NOTICE TO BE SENT TO AUDITOR. KENT BEESON SECONDED THE MOTION AND
PASSED 4-0.

PROJECT UPDATES: NORM GABEHART SPOKE ON THE LETTER OF INTENT HE RECEIVED FROM TRUE
NORTH CONSULTING LLC. THE PROJECT PROPOSED IS AN ASSISTED LIVING AND MEMORY CARE
FACILITY THAT COULD HAVE 109 UNITS BUT NO LESS THAN 85 UNITS. THE PROPOSED BUSINESS
PROJECTS THERE WOULD BE 40-45 NEW JOBS WITH AN HOURLY WAGE OF \$23.50. THE TOTAL PROJECT
WOULD BE \$12,000,000.00. NORM MENTIONED THAT THEY ARE ASKING THE TOWN TO PROVIDE 50%
OF THE \$5,000.00 IT WOULD COST TO DO A MARKET STUDY WHICH WOULD BE REIMBURSED AT THE
TIME OF CLOSING. NORM DOES NOT RECOMMEND PARTICIPATING IN ANY INCENTIVE PACKAGES AT
THIS TIME. FURTHER COMMITMENTS FROM THE PROPOSER NEED TO BE IN PLACE.

THE MEETING ADJOURNED AT 7:30PM

PASSED BY THE TOWN OF WHITELAND REDEVELOPMENT COMMISSION ON THIS _____ DAY OF
_____, 2015.

AYE

NAY

KENT BEESON

KENT BEESON

KATY CAVALERI

KATY CAVALERI

S. ED TICHENOR

S. ED TICHENOR

CHARLES HOWARD

CHARLES HOWARD

TODD CLAYTON

TODD CLAYTON

ATTEST:

MICHELLE R. RICHARDS, IAMC, CMC