

Whiteland Redevelopment Commission
549 Main Street, Whiteland, IN 46184
June 22, 2022

Board members and other town officials present

David Hawkins	<u> x </u>	Kent Beeson	<u> </u>
President		School board member	
Todd Clayton	<u> x </u>	Debra Hendrickson	<u> x </u>
Vice-President		Deputy Clerk	
John Venter	<u> </u>	Jim Lowhorn	<u> x </u>
Member		Town Manager	
Katy Cavaleri	<u> x </u>	Stephen Watson	<u> x </u>
Secretary		Town Attorney	
Tom Carroll	<u> x </u>		
Member			

Call to Order – D. Hawkins called the meeting to order at 7:05 pm

Pledge to the flag

Roll call – J. Venter, K. Beeson absent

Old Business

- Invoice from Stone Municipal Group
 - T. Carroll stated he did not describe what the charges are for.
 - D. Hawkins stated they deal with the County TIF.
 - S. Watson read the agreement with Stone Municipal Group in detail.
 - K. Cavaleri would like to see a limit set on the spending. The limit can be increased if needed.
 - J. Lowhorn stated he would let the RDC know if The Stone Municipal Group will be doing more work on TIF. He has put the brakes on the project right now.
 - S. Watson stated Adam may be working on the Patch Development down the road.
 - K. Cavaleri made a motion to not to exceed \$20,000 in expenditures with Stone Municipal Group for the year. T. Carroll seconded the motion.
Passed 4-0
 - T. Carroll made a motion to accept the contract agreement and to effective on 3/29/22. T. Clayton seconded the motion.
Passed 4-0
 - T. Carroll made a motion to approve the invoice for \$3990.00 from Stone Municipal Group. T. Clayton seconded the motion.
Passed 4-0

- **Possible TIF Area East of I65**
 - J. Lowhorn
 - The initial reason for the meeting tonight was the process to negotiate with the County on obtaining what is rightly the Town's.
 - S. Watson cannot advise because he represents the County's TIF board.
 - Would like the blessing of the RDC board to select legal counsel moving forward.
 - The RDC agrees with seeking outside Counsel.


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- Norm Gabehart gave a brief history on how the situation came about.
 - Stated he is not under contract as a consultant for the Town or anyone else. Speaking as a previous administration.
 - There are areas not annexed in and are now blocked for development because the County does not have any right-of-ways or ability to serve the areas.
 - There are three entities at the table, Franklin, Greenwood, and Whiteland. The first two voiced their concerns up front.
 - There is the “but for test”
 - There was no development out by the interest and there were no water lines there either. Without the TIF area there was no moving forward. There were conversations on going east.
 - Several people are looking for opportunities that have now been blocked.
 - Whiteland was isolated in this issue. There was no one else where the County came inside their corporate limits and block areas. The Town has been stripped of opportunities.
 - There was a master plan for sewer system and elevations all the way to Shelby County to be out in front for planning.
 - There is enough evidence in the EDA to prove we were planning to go east.
 - The question is why Whiteland got treated different.
 - D. Hendrickson inquired to Stephen Watson if he was going to make any comments to the County about our meetings. He replied he does not comment about the Town.

Adjourned at 8:03 pm

Passed by the Redevelopment Commission on this day 11 of August, 2022

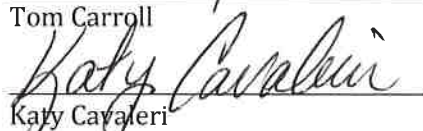
Aye



 David Hawkins



 Tom Carroll



 Katy Cavaleri



 Todd Clayton

 John Venter

Nay

 David Hawkins

 Tom Carroll

 Katy Cavaleri

 Todd Clayton

 John Venter

Attest:



Debra L. Hendrickson, Clerk Treasurer