

Whiteland Redevelopment Commission
549 Main Street, Whiteland, IN 46184
November 18, 2021

Board members and other town officials present

David Hawkins	<u> x </u>	Butch Zike	<u> x </u>
President		School board member	
Todd Clayton	<u> x </u>	Debra Hendrickson	<u> x </u>
Vice-President		Clerk Treasurer	
John Venter	<u> x </u>	Kevin McGinnis	<u> x </u>
Member		Town Manager	
Katy Cavaleri	<u> </u>	Stephen Watson	<u> x </u>
Secretary		Town Attorney	
Tom Carroll	<u> x </u>		
Member			

Call to Order – S. Ford called the meeting to order at 7:15 pm

Pledge to the flag

Selection of a new Vice President

- D. Hawkins nominated Todd Clayton for Vice President. T. Carroll seconded the motion. Passed 3-0-1. J. Venter abstaining.

Roll call

- Katy Cavaleri absent

Minutes from May 13, 2021

- T. Carroll made a motion to table unto next meeting due to a correction needing to be made. T. Clayton seconded the motion. Passed 3-0-1. J. Venter abstaining.

Financial Reports

- D. Hendrickson stated the Town had not received the December disbursement. The current balance is \$133,380.74 after the June disbursement of \$85,240.78.
- T. Carroll inquired how often the disbursements are received. D. Hendrickson stated twice a year.

Old Business

- None

New Business

- Resolution 2021-04, Additional Appropriation of 2022 TIF funds, Public Hearing.
 - S. Watson stated the resolution would appropriate the anticipated TIF Funds in 2022 in the estimated amount of \$471,270 to be available next year. A notice has been published in the paper.
 - Opened at 7:23 pm. No comments. Closed at 7:23 pm.
 - T. Clayton made a motion to accept Resolution 2021-04. T. Carroll seconded the motion.
 - J. Venter inquired how the total amount of funds were derived. S. Watson summarized the total.

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Passed 3-0-1

- Annual IC 36-7-258(a) Presentation of Information to Taxing Units
 - S. Watson played a video presentation summarizing TIF and Economic Development Area.
 - In 2019 the RDC help funded the Round a bout on Whiteland Rd.
 - When the TIF district expires then the other entities will receive the funds.
 - Yearly there will be a determination to capture of excess value.
 - B. Zike stated Norm Gabehart was responsible for the building out by the Interstate before his retirement. Inquired if the new Town Manager would be expected to do the same? D. Hawkins replied he hoped so.
 - In 2017 the Redevelop Commission discussed possibly giving the school district a 10% of TIF Funds. The process has not been put into action yet because there have not been enough funds collected yet. It will require a contract of sort.
 - The Redevelop Commission stated they would not capture funds off of an apartment project.
 - B. Zike
 - Inquired if the new Library in Whiteland would be able to get any of the funds? Not until the TIF expires.
 - There could possibly be a new School representative next year. S. Watson stated the IC 36-7-25-7 for replacing the representative.

Adjourned at 8:16 pm

Passed by the Redevelopment Commission on this day _____ of _____, 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