

**Whiteland Redevelopment Commission**  
549 Main Street, Whiteland, IN 46184  
April 14, 2022

**Board members and other town officials present**

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

**Call to Order** – D. Hawkins called the meeting to order at 7:06 pm

**Pledge to the flag**

**Roll call – all present**

**Swearing in of Oaths**

- Todd Clayton
- Tom Carroll

**Minutes from January 13, 2022**

- T. Carroll made a motion to approve the 1-13-22 minutes. K. Cavaleri seconded the motion. Passed 4-0-1 with Clayton abstaining.

**Financial Reports**

- D. Hendrickson summarized the Fund Report. There were no vouchers of payments.

**Old Business**

- Town Manager Jim Lowhorn started with the County TIF situation. It does not meet with the Town's Comprehensive Plan. Trying to work with the County Commissioners pertaining to a couple parcels within the Town Limits but are not annexed into the Town. A map was distributed. Those parcels should be in the Town and three of the Commissioners agreed. A statement from Stone Group was distributed. A meeting was conducted with Mr. Stone to discuss the situation. It makes sense to use the RDC funds to pay for his services and would like the blessing of the Board. There was a contract distributed to the Board previously to look at.
  - S. Watson stated Mr. Stone was the controller for the City of Greenwood and feels he is more than qualified to represent the Town on the TIF situation.
  - The contract from a legal standpoint, needs to be looked at a little more and it is an hourly contract.
  - K. Cavaleri stated there may be some parameters and not leave it open to whatever.
  - K. Beeson stated if there are some significant progresses being made then maybe we can agree to allow further investigation.
  - D. Hawkins stated he was in the meeting with Mr. Stone and was very impressed with him.
  - J. Venter doesn't understand setting a limit because the Board could stop it at any time.

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- o J. Lowhorn stated there are other parcels outside of the Town that the County took over.
- o K. Beeson inquired how did the County get passed the "But for with? J. Lowhorn cannot give an answer to that question.
- o J. Lowhorn stated it is a hot area east of I65.
- o There will be a meeting on Tuesday with Mr. Stone and will know more then.
- o K. Beeson stated he thought there should be some limit on how much is spent on Mr. Stone and give a rough estimate of how much it might cost.
- o S. Watson stated if his work is going to be paid with TIF money it has to pertain to the TIF boundary area. Suggestion that maybe the Town can pay half and RDC can pay half.
- o J. Venter made a motion to delegate authority to J. Lowhorn, C. Parker, S. Watson, D. Hawkins, and D. Hendrickson to enter into a contract. T. Carroll seconded the motion.

**Passed 5-0**

**New Business**

- Resolution to discuss CPCSC about money to given to the school
  - o D. Hawkins would like to table in the near future until RDC has the time to set the standards to determine the amount of funds and how.
  - o D. Hendrickson read the March 9, 2017, minutes discussing the RDC to contemplate giving the school system money with a yearly review. Preliminary approval was given to the concept.
  - o T. Carroll made a motion to table the discussion to within six months and vote on how to disperse. J. Venter seconded the motion.

**Passed 5-0**

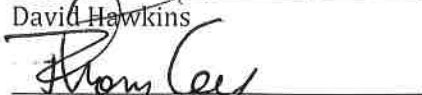
- o D. Hawkins stated he met with S. Watson to determine what standards could possibly be used.
  - Disbursements after \$1,000,000 deposited into the bank
  - Set the limit before dispersing to the schools
  - Up to 10% annual deposit
  - Date of disbursement as a once a year
  - Give a list of what is needed in the next year
  - Renewable contract yearly
- o The board can amend yearly what it wants to do.
- o S. Watson stated the Economic Development Plan would have to be amended to add the use of money for schools. In addition, we would have to adopt an additional appropriation. Also adopt a resolution to authorize the contract.


**Adjourned at 7:49 pm**

Passed by the Redevelopment Commission on this day 9 of June, 2022

**Aye**

  
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 David Hawkins

  
 \_\_\_\_\_  
 Tom Carroll

  
 \_\_\_\_\_  
 Katy Cavaleri

**Nay**

\_\_\_\_\_  
 David Hawkins

\_\_\_\_\_  
 Tom Carroll

\_\_\_\_\_  
 Katy Cavaleri


Todd Clayton

  
\_\_\_\_\_  
John Venter

Todd Clayton

\_\_\_\_\_  
John Venter

**Attest:**

  
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Debra L. Hendrickson, Clerk Treasurer