

Whiteland Redevelopment Commission
549 Main Street, Whiteland, IN 46184
July 13, 2023

Board members and other town officials were present.

David Hawkins President	<u> x </u>	Debra Hendrickson Clerk Treasurer	<u> x </u>
Todd Clayton Vice-President	<u> </u>	Stephen Watson Town Attorney	<u> x </u>
John Venter Member	<u> x </u>	Carmen Young Director of Administration	<u> x </u>
Katy Cavaleri Secretary	<u> x </u>	Kent Beeson School board member	<u> </u>
Tom Carroll Member	<u> x </u>		

Call to Order – D. Hawkins called the meeting to order at 7:00 pm

Pledge to the flag

Roll call – Kent Beeson and Todd Clayton absent.

- Quorum requirements reached.

Minutes from June 8, 2023

- T. Carroll made a motion to approve the 6-8-23 minutes. K. Cavaleri seconded the motion.
Passed 4-0.

Voucher Packet 7-13-2023

- T. Carroll made a motion to approve VP 7-13-2023. K. Cavaleri seconded the motion.
Passed 4-0

Financial Reports

- D. Hendrickson reported a balance of \$791,457.

Old Business - None

New Business

- **Request to Fund Bob Glidden Roundabout Engineering Design and Inspection Services**
 - C. Young discussed working with Crossroads regarding a potential roundabout at Whiteland Rd and Bob Glidden Blvd. Traffic study has been completed and looked into future projection of growth. Crossroads is good with looking into and explaining ways to fund the project, and this type of project will have to be a cash flow project through the Town. This has been taken to the Council regarding the need for the project. There isn't a need immediately, but the increased truck traffic coming into town and Franklin also using this route, this is something we'd like to move forward with.
 - Next phase is the design phase. Crossroads was asked for some design costs. The roundabout is in the economic development area, therefore asking RDC to fund the next phase of this project

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and the inspection. The amount will not have to be paid in full this year. Mayor of Franklin will attend the RDC meeting to discuss partnership. We asked about a 3 payment option.

- o J. Venter made a motion to approve the proposal for the engineering services and authorize the Town Staff and Town Attorney to prepare a contract and execute the contract. K. Cavaleri seconded the motion.

PASSED 3-0-1; T. Carroll abstained.

- **Introduction of Amendment to Project Agreement for Patch Project Phase II**

- o S. Watson explained the project agreement regarding Phase II which is similar to Phase I.
- o Max bond of \$7.3 million
- o No action is needed until September. This will go before the Council and EDC at the August meetings.
- o Andrew Greenwood (Patch Development) further explained. The land that will be utilized for the TIF proceeds is now only the Apartment lot. The remainder of land in Phase II – will not be a bond and we will not need to come back and ask for any additional bonds.
- o 2.5 Acres - Public Life Safety parcel - still being transferred to Town.

- **Resolution 2023-08, Declaratory Resolution for Patch Phase II Financing**

- o S. Watson explained Resolution. Same procedure as for Phase I
- o T. Carroll made a motion to accept Resolution 2023-08. J. Venter seconded the motion.

PASSED 4-0

- **Request for Approval of Purchase of 739 Pearl Street**

- o C. Young summarized the reason for the request.
- o The purchase price is \$35,000. Lot will allow the widening of State St for the firetrucks.
- o S. Watson stated RDC has to determine that the property is either blighted, unsafe, abandoned, foreclosed, or structurally damaged.
- o J. Venter made a motion that the property is all of the above. T. Carroll seconded.

PASSED 4-0

- o J. Venter made a motion to purchase 739 Pearl Street for a purchase price of \$35,000 plus customary closing costs, and to authorize the RDC President and Secretary to sign all documents deemed appropriate to facilitate the purchase, subject to the approval of such documents by the Town Staff and Town Attorney. T. Carroll seconded.


PASSED 4-0

- The Commission also approved with 4 ayes to pay the cost of the purchase ahead of next meeting to the extent necessary to close on the purchase of the property.

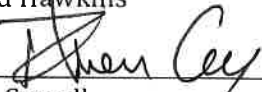
Adjourned at 8:05 pm

Passed by the Redevelopment Commission on this day 10 of August, 2023.

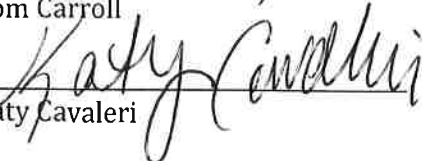
Aye



 David Hawkins



 Tom Carroll



 Katy Cavaleri

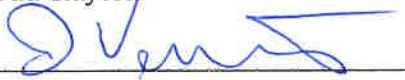
Nay

 David Hawkins

 Tom Carroll

 Katy Cavaleri

Todd Clayton



John Venter

Todd Clayton

John Venter

Attest:



Debra Hendrickson, Clerk Treasurer