

Whiteland Redevelopment Commission
549 Main Street, Whiteland, IN 46184
March 14, 2024

Board members and other town officials were present.

David Hawkins President	<u> x </u>	Melissa Fraser Clerk Treasurer	<u> x </u>
Amanda Trimble Vice-President	<u> x </u>	Stephen Watson Town Attorney	<u> x </u>
John Venter Secretary	<u> </u>	Carmen Young Director of Administration	<u> x </u>
Tom Carroll Member	<u> x </u>	Kent Beeson School board member	<u> x </u>
Brian Webb Member	<u> x </u>		

Call to Order – D. Hawkins called the meeting to order at 7:02 pm

Pledge to the flag

- **Roll call** – J. Venter absent.
- Quorum requirements reached.

Minutes from 2-8-24

- T. Carroll made a motion to approve the 2-8-24 minutes. B. Webb seconded the motion.
Passed 4-0

Voucher Packet 3-14-24

- T. Carroll made a motion to approve VP 3-14-24. A. Trimble seconded the motion.
Passed 4-0

Financial Reports

- M. Fraser discussed financials.

Old Business

- **Update on Capital Projects**
 - C. Young discussed update on parks. Comp plan from 2011 does mention a desire for community and neighborhood parks, as well as an athletic complex. Passed out a map of potential park areas. T. Carroll asked about wetland areas and what could be put there. Parks and Fields could be good for that area, C. Young explained.
 - C. Young stated there are continuing talks with the school corporation on the potential project with the little league diamonds. 100 acres of available land for a park.
 - The desire from Whiteland Baseball League is for the athletic complex to include 8 diamonds. This will allow inclusion of 12-14 yr olds. Currently ends at age 12.
 - A cross-country course is also desired on this land. Other things could be an amphitheater, soccer fields, indoor multi-purpose facility, and additional parking.
 - C. Young stated a Parks Board would need to be established. Funding through Grants, park impact fees, etc, would require a Parks Board.
 - Cost recovery could be through pavilion rental, special events, recreation programs, dog park, food & beverage sales.

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- **Information on Bonding Capacity**

- C. Young met with the Town's financial consultant and discussed some projections. Right now, there is a bond capacity of 11.8 million that could be used for projects. RDC and Town Council's approval would be needed.
- K. Beeson asked about round-a-bouts and other city projects being included? C. Young stated this would be for more than just the parks.
- 1st step is to find out how much it will cost for the school will sell the land to the Town. Then decide where to start. C. Young feels the best place might be the diamonds and concessions because they will end up paying for themselves.
- Other projects would be the round-a-bout and sewer project
- T. Carroll asked when payments are due on bond. C. Young stated they are paid every 6 months. Per C. Young, the financial consultant stated that with what we are bringing in in TIF revenue, it would be enough to pay bonds.
- The challenge currently is timing. This is the last year for the little league to be at the school. They are looking at alternatives until fields could be built.
- C. Young discussed that the Town would run the league. Financing would come from fees, travel ball fees, tournament fees, etc.
- C. Young is asking if the conversation and discussions can continue with the school board, the Town, and our legal counsel.
- C. Young discussed additional projects and funding potential.
- D. Hawkins asked about minimum and maximum acreage for little league fields. Nick, Whiteland Baseball President, answered that currently they have 5 fields. 6 is minimum but 8 is ideal due to how diamonds are set up.
- A. Trimble asked about the TIF areas and starting the clock on all. C. Young stated, for now, yes, but can carve out different areas.
- T. Carroll made a motion to have Town officials move forward with discussions and funding options. A. Trimble seconded the motion.

PASSED 4-0

New Business

- **Annual Report Due by April 15 - Delegation of Authority**
 - S. Watson discussed annual report of money flow in 2023
 - B. Webb made a motion to delegate authority to RDC president and vice president, counsel, and M. Fraser to finalize 2023 report.

PASSED 4-0


Director of Administration

- N/A

Adjourned at 8:07 pm

Passed by the Redevelopment Commission on this day 11th of April, 2024.

Aye




David Hawkins, President



Amanda Trimble, Vice President



John Venter



Tom Carroll



Brian Webb

Nay

David Hawkins, President

Amanda Trimble, Vice President

John Venter

Tom Carroll

Brian Webb

Attest:



Melissa Fraser, Clerk Treasurer