

WHITELAND REDEVELOPMENT COMMISSION
APRIL 10, 2014

KENT BEESON CALLED THE MEETING TO ORDER AT 7:00PM

PLEDGE TO THE FLAG

PRESENT: S. ED TICHENOR, KATY CAVALERI, CHARLES HOWARD, KENT BEESON

OTHERS PRESENT: MICHELLE R. RICHARDS-CLERK/TREASURER, DENNIS CAPOZZI-TOWN

MANAGER/BUILDING COMMISSIONER, NATHAN BILGER-PLANNING AND ZONING DIRECTOR, STEPHEN WATSON-TOWN ATTORNEY

ABSENT: TODD CLAYTON AND BUTCH ZIKE (NON-VOTING MEMBER)

STEPHEN WATSON SWORE IN EACH MEMBER (S. ED TICHENOR, KATY CAVALERI, CHARLES HOWARD, AND KENT BEESON) OF THE REDEVELOPMENT COMMISSION.

S. ED TICHENOR MADE THE MOTION TO APPROVE THE MINUTES FROM JANUARY 2, 2014. KATY CAVALERI SECONDED THE MOTION AND PASSED 4-0.

S. ED TICHENOR MADE THE MOTION TO APPROVE THE MINUTES FROM FEBRUARY 13, 2014. CHARLES HOWARD SECONDED THE MOTION AND PASSED 4-0.

NATHAN BILGER AND STEPHEN WATSON REVIEWED RESOLUTION 2014-01: A RESOLUTION AMENDING DECLARATORY RESOLUTION 2013-01 TO DESIGNATE ADDITIONAL ALLOCATION AREA WITH THE WHITELAND ECONOMIC DEVELOPMENT AREA. THE ALLOCATION AREA IS PROPOSED TO BE EXPANDED DUE TO ONGOING NEEDS FOR ECONOMIC DEVELOPMENT IN THE AREAS NEAR THE INTERSTATE AND ALONG FRONT STREET AND THE RAILROAD, AND FOR STRONGER REDEVELOPMENT AND REVITALIZATION IN THE TOWN CORE AND NEAR US 31 AND WHITELAND ROAD. KENT BEESON ASKED HOW THIS WOULD AFFECT THE 25-YEAR TIME LIMIT FOR TIFS, AND STEPHEN WATSON EXPLAINED THAT THE POTENTIAL NEED FOR WIDER APPLICATION OF FUNDS FROM ONE AREA TO ANOTHER SEEMED TO BE OF MORE IMPORTANCE NOW THAN THE TIME LIMITS. IF NECESSARY IN THE FUTURE, CERTAIN AREAS CAN BE SPLIT OFF AS SEPARATE ALLOCATION AREAS. A TENTATIVE TIMELINE FOR THE APPROVAL PROCESS WAS PRESENTED.

CHERYL MORPHEW SPOKE OF THE ADVANTAGES OF EXPANDING THE ALLOCATION AREA. STEPHEN WATSON GAVE ADDITIONAL DETAILS ON THE PENDING STATUTORY CHANGES THAT WILL AFFECT REDEVELOPMENT COMMISSIONS AND TIFS. DENNIS CAPOZZI GAVE AN UPDATE ON "MR. D" PROPERTY" AND THE POTENTIAL FOR THE RDC TO BE INVOLVED IN ITS REDEVELOPMENT. NATHAN BILGER GAVE AN UPDATE ON DUKE ENERGY GRANT AT THE INTERSTATE LOCATION AND HOW A TIF AREA WOULD LIKELY BE A BASIC REQUIREMENT FOR ANY BUSINESS TO LOCATE IN THAT AREA.

CHARLES HOWARD MADE THE MOTION TO APPROVE RESOLUTION 2014-01. KATY CAVALERI SECONDED THE MOTION AND PASSED 4-0.

CHERYL MORPHEW WITH JOHNSON COUNTY DEVELOPMENT CORP. DISCUSSED DEVELOPMENT INCENTIVES AND TOOLS AVAILABLE. MAJOR TOOLS ARE TIF, PERSONAL AND REAL PROPERTY TAX ABATEMENTS, AND BOND LEVERAGING. METHODS FOR USING THESE WERE DISCUSSED, AND WHAT

THE COMMISSION SHOULD EXPECT. IT WAS DISCUSSED WHETHER THE RDC SHOULD BE THE TAX ABATEMENT REVIEW AUTHORITY; THIS TOPIC MAY BE DISCUSSED AT THE NEXT COUNCIL MEETING.

KENT BEESON MADE THE MOTION TO ADJOURN CHARLES HOWARD SECONDED THE MOTION. THE MEETING ADJOURNED AT 8:30PM

PASSED BY THE TOWN OF WHITELAND REDEVELOPMENT COMMISSION ON THIS _____ DAY OF _____, 2014.

AYE

NAY

KENT BEESON

KENT BEESON

KATY CAVALERI

KATY CAVALERI

S. ED TICHENOR

S. ED TICHENOR

CHARLES HOWARD

CHARLES HOWARD

TODD CLAYTON

TODD CLAYTON

ATTEST:

MICHELLE R. RICHARDS, IAMC, CMC