

PLAINFIELD REDEVELOPMENT COMMISSION

February 3, 2020

5:30 p.m.

Ms. Andres: We will call the meeting of the Redevelopment Commission to order.

Ms. Andres: Would you all please stand for the Pledge of Allegiance?

PLEDGE OF ALLEGIANCE

DETERMINATION OF QUORUM

Ms. Andres: Thank you all for being here today. We will first establish our quorum.

Mr. Angle – here

Mr. Everly – here

Ms. Elston – here

Mr. Kirchoff – here

Mr. McPhail is absent today. Thank you all for being here today. Today is absentee day in the workforce, so I'm glad to see that the majority of us are here.

CONSENT AGENDA

Ms. Andres: First on the agenda, we have approval of the minutes from January. Do we have any comments or suggestions? If not, I'll entertain a motion to approve.

Mr. Angle: I'll move to approve

Mr. Kirchoff: Second

Ms. Andres: We have a first and second, all those in favor, aye.

(All ayes)

Ms. Andres: Motion passed, thank you.

OLD BUSINESS

Ms. Andres: First in old business, we have an update on our Downtown Redevelopment.

Mr. Cook: Good evening. As has been the process previously, kind of looking at the overall notional schedule – and then I just received today, from Veridus, kind of an overview of the Barlow, much like BF&S has done for us for the Parking Structure and the Government Center/ Performing and Fine Arts Center. Not really a lot of updates to the schedule for the Parking Structure or the Government Center. It's just making progress. You know, the Parking Structure is getting into the late innings, so there won't be as much activity as there has been. Everything is still on target. We are continuing to talk to potential tenants for spaces, the commercial spaces and the restaurant space. Hopefully we'll get there. We're getting close on the Government Center project, there's a paragraph in there, the construction drawing; production is underway. The next middle is 50% construction drawings, expected from Ratio February 28th, so by the end of the month. And at that time the site design will be 90% complete and include final disposition of all of the infrastructure on the site. The Plan Commission could see this as early as March 27th. So, that's kind of where we are on those two projects. Any particular questions about those two?

Ms. Andres: You said that we are still in discussions with potential tenants for the retail and the restaurant space...

Mr. Cook: Yes

Ms. Andres: Is that going to be ready and available when the rest of the structure is complete? So, somebody could come in as early as December? Is that...?

Mr. Cook: Yes, yes, we'll be kind of white boxing the space, if you will.

Mr. Angle: So, with the potential partial occupancy of April 6th, I think is what I saw on the schedule, does that mean we've selected a managing company to manage the facility for us?

Mr. Cook: Not yet

Mr. Angle: Okay, do we have plans on when or...?

Mr. Cook: We're interviewing.

Mr. Angle: Okay, currently in interview stages, you said?

Mr. Cook: They are talking to companies, the owner's rep.

Mr. Angle: Oh, okay, good. So, hopefully we'll get a chance to take a look at operating budgets to know how much it's going to cost to operate the facility.

Mr. Cook: Sure

Mr. Angle: Okay

Mr. Kirchoff: Plus, I think there's conversations about which entities should be charged with that. We're having that discussion very soon.

Mr. Angle: Sounds good. I feel like we're just under the gun because it's already February and we're not even sure how much it's going to cost to operate it. Has there been conversations about processes and procedures? Like, are we charging – or anything of that nature yet?

Mr. Kirchoff: Not yet

Mr. Angle: Not yet, okay.

Mr. Cook: Yeah, the decision has not been made yet.

Mr. Angle: Well, a lot more information to come then, it looks like.

Mr. Cook: Absolutely

Mr. Cook: That's great

Mr. Cook: Absolutely

Mr. Angle: Okay, well, if we can help, let us know.

Mr. Cook: Will do. The Barlow, I mean, that's probably where most of the activity is occurring these days. You know, it's starting to come out of the ground. It looks to me like the first floor is practically done and they'll be moving onto the second floor. I think the – there was a note in here about the elevator being enclosed. So, that's going to be very exciting to see that progress there over the next – you know, they want to be open at the end of the year, or about January 1st. I appreciate Veridus kind of getting this update; it gives you a lot more information than just looking at the schedule. I think it's helpful to have some pictures and some actual updates from the owner's rep on that project for us, Veridus. Any questions about the Barlow? I think maybe they've preleased one of their spaces and have another potential tenant as well. I think one of them may have known one of them that was in that group of parcels that they acquired, so they may be able to accommodate somebody that was otherwise misplaced by that project. Any other questions about Downtown?

Mr. Everly: Can any of those tenant's names be released yet, or is it too early?

Mr. Cook: I think it's too early.

Mr. Angle: I noticed on your report that the Prewitt Theater RFP timeline is still TBD. Is there any kind of idea when that might be?

Mr. Cook: We have a meeting on Friday to discuss that.

Mr. Angle: Okay. To discuss the timing?

Mr. Cook: Yes, so I'll have a good update at our next RDC on that. Anything else?

Ms. Andres: Anymore questions for Todd on Downtown? If not, then we'll move on to our CDC update.

Mr. Cook: Do you have anything that you wanted to share, Bill.

Mr. Kirchoff: Nothing specific. We're working on our proposed budget for 2020. We had some numbers put together and we're kind of rethinking those. We have started working on acquisition for infrastructure and the next phase of infrastructure and we'll keep you posted as those develop. We have a closing, I think, this week on the vacant lot and then probably another closing later this month on another property that we have a purchase agreement on. So, it's moving along.

Ms. Andres: When do you think you'll have the budget done, Bill?

Mr. Kirchoff: Well, we had a draft and some things have changed, so we thought we'd better go back rather than bring you a preliminary budget that wasn't accurate. So, we should have you something for next month.

Ms. Andres: Okay, thank you. Any questions on the CDC?

Mr. Kirchoff: I would tell you, the other thing is, I did meet with Steve Dyson after our conversation last week and tried to give him a sense of what our next round of property acquisitions would be, time wise and dollar wise. So, that will be part of our budget that we give to you when we get ready to do that. I think there's also a joint executive session coming up soon and those types of things will be discussed at that point in time.

Mr. Angle: Do you remember when that is?

Ms. Andres: Next Monday.

Mr. Angle: Next Monday? Okay, thank you.

Mr. Cook: And the next CDC meeting is tomorrow.

Mr. Kirchoff: Right

Ms. Andres: I don't know that I have that on my calendar? What time is the meeting?

Mr. Kirchoff: 5:00 p.m. executive session.

Ms. Andres: Thank you. Our next update is on 3658 Shady Lane.

Mr. Cook: I did get a little bit of information from Cam on that. That parcel is under contract and the title company is working on the title commitment. Outside closing date is March 18th, so it looks like everything is in line to close by the middle of March. There was a question about plans for this parcel and I think the plan is to transfer the parcel and the lease responsibility to the CDC. And John Albertson has done some property management of the CDC and I would guess that he would...

Mr. Kirchoff: We'll confirm that, and...

Mr. Angle: He actually managed that facility one time before, didn't he?

Mr. Kirchoff: Yeah

Mr. Cook: Yeah, I think he did.

Mr. Angle: So, he's got some familiarity with it.

Mr. Cook: Yeah. So, PWG is moving forward.

Ms. Andres: Thank you, any other questions on that? We will now move on to the discussion on the acquisition of the MADE@Plainfield property.

Mr. Cook: I did get a couple of notes from Cam on that as well. Back on track with the land acquisition, there were a couple of hiccups that I think we mentioned at the last RDC meeting. Some new information is that the Indiana Department of Homeland Security is interested in leasing some space for some emergency response training. So, I think that's a new potential tenant. Currently, Cam is working on letters of intent with all of the proposed tenants in the space.

Ms. Andres: What's the timeline, can you remember?

Mr. Klinger: For it to be completed? August of 2021.

Mr. Cook: In time for school to start.

Mr. Klinger: Yeah, Ivy Tech would like to be holding classes in that fall semester.

Ms. Andres: So, when would construction start then?

Mr. Klinger: As soon as possible. Probably, assuming that all goes well, in terms of being able to get information to the Council and the right approvals in the next month or so, you're probably looking at construction beginning in March, to get it started. Stillman is ready to go. In order to hit that really hard deadline, for Ivy Tech in particular, to be open in August of 2021, they need to get going here as soon as possible. But we still have some administrative steps to get through, to get there.

Ms. Andres: Was there anything additional the RDC needed to do before moving forward?

Mr. Klinger: Not at this point. Obviously, there's still a financing plan that is going to need approvals, right. We're going to need the Council to ultimately sign off on moving forward with the project. And then the financing plan may or may not involve the Redevelopment Commission. It actually may go through the Economic Development Commission instead, but there will be some TIF resources going into it, so ultimately it will be coming back to the RDC at some point.

Ms. Andres: Thanks for the update.

Mr. Cook: Sure

Ms. Andres: Any other questions on MADE at Plainfield? Okay, thanks, Todd.

Mr. Cook: Sure

NEW BUSINESS

Ms. Andres: We don't have anything under new business.

PUBLIC HEARINGS

Ms. Andres: We have no public hearings.

RESOLUTIONS

Ms. Andres: We do have one Resolution for discussion this evening. It's Resolution No. 2021-01 – A Resolution Approving Real Property Tax Abatement Application- 14 Points Associates, LLC.

Mr. Angle: It was in the email; I read it. It looked like a speculative building, there were no job indications or anything of that nature at all. It just said TBD, so it looks speculative.

Ms. Andres: Todd, do you want to go over this Resolution regarding Tax Abatement 14 Points Associates?

Mr. Cook: Yes, I'm sorry, what was the questions?

Ms. Andres: Can you just give us a general overview of the project?

Mr. Cook: Sure, it's... I'll let Mr. Pipkin.

Mr. Pipkin: From what I understand, this is a partner project between Browning and Prologis, and they're looking to put up a spec building. This is a property just south of the current Fire Station on Air Tech Parkway.

Mr. Angle: It's a pretty good sized building too, right?

Mr. Pipkin: Yeah, 165,000 square feet. It's located on about 12 acres of property there. The estimated value of the project is \$8,250,000. The standard 10-year Tax Abatement over that 10-year period, it's looking like they will pay \$883,000 over that period of time.

Ms. Andres: When I was looking at that application, it talked about challenges with the site just due to wetlands. I'm not very familiar with the site; are there concerns about the ability to develop it?

Mr. Pipkin: From what I understand, they're working all of that out.

Ms. Andres: Okay. Any questions for...? Further discussion on the Resolution? If not, I'll entertain a motion to approve.

Mr. Angle: I move to approve.

Mr. Kirchoff: Second

Ms. Andres: We have a first and second, all those in favor, aye.

(All ayes)

Ms. Andres: Any opposed? Resolution passed, thank you.

Mr. Angle: Ms. President, I have one generic question. It refers to a Tax Abatement Committee review. Do you know who serves on the Tax Abatement Committee?

Ms. Andres: So, it is myself, Andrew and the President of the Plan Commission.

Mr. Angle: Oh, okay. I was just curious; I didn't know. I tried to find the listing, but I couldn't figure out who was on it. Thank you.

WISHES TO BE HEARD/ADJOURNMENT

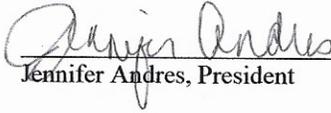
Ms. Andres: Do we have anyone who wishes to be heard from the audience this evening? Seeing none, then our next meeting is set for Monday, March 2nd at 5:30 p.m. And with that, we are adjourned.

Jennifer Andres, President

Lance Angle, Secretary

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