

PLAINFIELD REDEVELOPMENT COMMISSION

January 3, 2022

5:30 p.m.

Mr. Everling: Thank you everyone for being here. We will begin the January 3, 2022 Plainfield Redevelopment Commission meeting.

PLEDGE OF ALLEGIANCE

Mr. Everling: If we could start with the Pledge of Allegiance.

DETERMINATION OF QUORUM

Mr. Everling: Mark, could you please make our quorum official?

Mr. Todisco:

Mr. McPhail – here

Mr. Angle – here

Mr. Everling – here

Ms. Renk– here

Ms. Elston– here (Virtually)

Everyone is present except for Mr. Kirchoff.

Mr. Everling: All right, thank you.

ELECTION OF OFFICERS FOR THE RDC FOR 2022

Mr. Everling: We have a new member, Jean Renk with Duke Energy. Welcome Jean, good to have you. We've got an election of officers to go through for this evening. We've got to elect a President, Vice President, and a Secretary of the Commission. Any nominees for that?

Mr. McPhail: I just have a quick question? Does Jean need to be sworn in by the RDC?

Mr. Everling: I knew that the Town Council, or the Town Council President could appoint people, she doesn't need to be voted in honestly, by us.

Mr. McPhail: Welcome aboard.

Ms. Renk: Thank you

Mr. Angle: Yeah, welcome aboard.

Mr. McPhail: I would nominate Mr. Everling as President.

Ms. Renk: Second

Mr. Everling: I was going to do the William Tecumseh Sherman statement, but I will accept, and we'll see how that votes out in a few minutes. I nominate Jean for Vice President.

Mr. Angle: I'll second.

Mr. McPhail: I would second that.

Mr. Everling: All right, we'll vote on these all at one, is that all right?

Mr. Angle: Yeah, that's fine by me.

Mr. Everling: And a Secretary?

Mr. McPhail: Mr. Angle could continue.

Mr. Angle: Yeah, I'm currently...

Mr. Everling: I'll second that.

Mr. Angle: All right.

Mr. Everling: So, we will vote on myself as President, Jean as Vice President, Lance as Secretary. So, do we have a formal motion for all three?

Mr. McPhail: Yes

Mr. Angle: Yep

Mr. Everling: Seconded by Lance. All in favor say aye.

(All ayes)

Mr. Everling: All opposed?

(Brief pause)

CONSENT AGENDA

Mr. Everling: All right, approval of the minutes. Has everybody had a chance to look at the December 6th and December 20th, 2021, meeting minutes? Any changes needed?

Mr. Angle: I did not see any, so I'll move to approve.

Mr. McPhail: Second

Mr. Everling: Very good. Mark, can you call roll?

Mr. Todisco:	Mr. McPhail – yes
	Mr. Angle – yes
	Mr. Everling – yes

The Plainfield Redevelopment Commission Consent Agenda for the minutes of December 6, 2021, and December 20, 2021 have been approved.

Mr. Everling: Thank you

OLD BUSINESS

Mr. Everling: Moving on to old business: update, downtown projects. Todd?

Mr. Cook: Thank you, we continue to make progress on the Government Center. I think the update spreadsheet, we're showing as about 72% substantially complete. We did talk last meeting about maybe setting up a "dusty boot" tour or something, and since Jean's coming on, maybe we'll send out a doodle poll and see if there would be a convenient time for everybody.

Mr. Everling: Sure

Mr. Cook: BF&S would lead that tour for us. I'll check with Eric from BF&S; he provides that update for us, that comes in your packet. I think we've already talked about the leases and the parking structure. Their construction folks are getting in there and finalizing the plans on both spaces. So, that's moving along, and I believe Dan Weekes will be giving an update on the Prewitt a little bit later in the meeting as well. I think their demolition activity is going to start later this month, and we'll start seeing some activity over there. Are there any general questions anybody has?

Mr. Everling: I don't have any questions. I did have a chance to have breakfast with the Executive Director of the Performing Arts Center, Chris Petrelli. It was a great time to meet with him and hear his vision, and it's very exciting.

Mr. Cook: Great, great. Maybe we can get him to come to a meeting...

Mr. Everling: Yeah

Mr. Cook: ...and brief everyone on that at some point.

Mr. Everling: Very good, thank you Todd.

Mr. Cook: Hey Todd, I know that the CDC is operating the garage, but it's been six months now, I guess, since it's been open and operating, do you think maybe next RDC meeting we can get an update on operations from the CDC?

Mr. Cook: Sure

Mr. Angle: Would you mind maybe communicating that to them.

Mr. Cook: Yep

Mr. Angle: Traffic, operations, expenses, how it's going and that kind of stuff.

Mr. Cook: Sure, happy to do that.

Mr. Angle: Great, thank you.

Mr. Everling: Any other questions?

Mr. Cook: Thank you

Mr. Everling: Thank you sir. Second update on CDC. Cam, Cam Starnes?

Mr. Starnes: Thanks very much. I just made a note of that request. I know we get reports, or information, from Denison, which of course handles the parking side of the operation. And now part of the update is – as you know, we’ve got the signed leases for the retail spaces. White box design is underway. Some of the white box improvements will be starting soon, and then the tenant improvement buildout will then follow. So, we’ll have some math that goes into that, related to those spaces too. We do have rents that we can project out, and so I would imagine that’s something the CDC’s accountant could put together for you all.

Mr. Angle: I appreciate that. I think in my mind I was more thinking about the physical parking operations.

Mr. Starnes: Okay, sure.

Mr. Angle: I’d love a retail update too but just how many parkers are using it on a regular basis, how the expenses are panning out to what we kind of forecasted, that kind of stuff.

Mr. Starnes: Yeah, and I know we can get that readily from Denison.

Mr. Angle: Great.

Mr. Starnes: So, I’ll make sure that we do so.

Mr. Angle: Thank you, Cam.

Mr. Starnes: Sure. Apart from that, as you all know, Stanley Terrace was awarded low-income housing tax credits in the last 9% round so we’re currently in discussions – the CDC has an estimate for demolition of the remaining aspects of the property along East Street, that white pole barn. And we’re kind of negotiating with Woda Cooper, the perspective developer, about the share of those costs, and when closing will occur. It’s currently on a purchase agreement with Woda Cooper, that has an outside closing date of August 1, 2022, I believe. So, one way or another we’ll get the rest of the property flat and cleaned up, but I think you all noticed a good boost to the area when the west side, the former fertilizer plant, the associated outbuildings and the storage tanks, etc, were gone, but there’s another phase about to happen. So, that’s certainly conservative focus, along with the Krewson rebuild that’s part of the downtown plan, and the acquisition of a few last pieces of property that could contribute to potential right-of-way to allow for that sort of important east/west corridor north of Main Street. So, I think those are the main foci of the CDC at this point.

Mr. Everling: Any other questions?

(Brief pause)

Mr. Everling: Thank you Cam.

Mr. Starnes: Thank you

Mr. Everling: Appreciate it. Hobbs Station next – stick around.

Mr. Starnes: Yeah, toward the very end of the year here – happy new year – we did get a project agreement executed for the Hobbs Station project. Of course, the Redevelopment Commission is a party to that, as is the town itself. And so, I think now we've got a window where we'll be working on some ancillary agreements related to that, and finalizing bond parameters and projections, headed toward March 1 as a date where we expect the site work to be ready to start occurring, and some of the early infrastructure related improvements to start occurring. So, we've crossed one sort of threshold with that project agreement; there's plenty more work to do toward seeing that project come together. So, I think I would anticipate future, certainly future reports on how that comes together, and some of the ancillary agreements coming across in future meetings for discussion. Any questions on that?

(Brief pause)

Mr. Starnes: Okay, great, I'll stay again. The Drinkard property – I first thought it would make sense to do a little bit of history, especially with Ms. Renk as a new Commissioner. As most of you may remember the town has owned the former Drinkard property, as we call it, on the east side of town, for some time. The Redevelopment Commission released a Request for Proposals and Public Offering for the sale of that property – gosh, it's been a while, early last year I believe – and got some responses; actually voted not to accept any of the responses that were received pursuant to that Request for Proposals and Public Offering. By statute, 30 days after deciding not to accept any of the proposals the Redevelopment Commission is now in a window to essentially accept and approve the best way forward for the disposition of that property. I know there's been some conservative effort in the meantime, working with, initially, a couple of the different development groups that proposed, and then specifically with Strategic Capital Partners. I know Commission member McPhail has had some good interactions with Strategic Capital Partners about their vision for the site and the terms of the acquisition and all of that. I think we're here at a point where there appears to be a project here that is up for discussion and headed toward potential approval that would sell the property. And then there's been some discussion about the division, or the future development of that property through the team that's identified above. You all were sent, I think, the email today, a draft letter of intent, just wanted to get that in your hands. I think we anticipate revisiting that in February with a potential resolution for approval. But we just wanted to put that in a form that this Commission has used and seen before with other projects, including Hobbs Station and The Barlow, just to give some structure to what you can anticipate in terms of not just the sale of the property and the values, and the purchase price for the two pieces of property, but also the future development and the projected investment there. To give some more detail and color on that, I know Will Zink from Strategic Capital Partners is here and has a presentation for you all that I think will be a good window into what we can all look forward to on the Drinkard property. So, I'll introduce Will to talk you through that proposal.

Mr. Zink: Hello, I'm Will Zink with Strategic Capital Partners, Senior Vice President of Development at SCP, and I've been leading the project for the Drinkard site. For our proposal we put a team together; Birge & Held would be our apartment partner, Eclipse Realty would be our retail partner, Blackline are our architects, and Banning Engineering would be our engineers. So, we put together a team and we all submitted this proposal originally back in, as Cam said, I think in the beginning of last year, and I actually presented this project to you back in May. We've expanded it a little bit. This might look familiar, this is from May, what we proposed at the corner of Raceway and U.S. 40. It's an apartment project, it would be 150 units, and then on the other side of Raceway would be 10,000 square feet of retail. So, this is working with Kent, and still refining it with Eric and Kevin, we're trying to get to something that we call the Gateway Project, a real Class A, high end project that would really kind of highlight the entrance into Plainfield. This is a site plan kind of showing you how it lays out, that's the same from the original. We've since, since May, present time elevation, we've discussed material types and tried to highlight some of the features of the site with materials, and then we'll also incorporate all the trails into our site as well. Since our last RDC presentation we've now incorporated the northern portion of the Drinkard site. So, those two, the retail and the apartment building – that was just the frontage on U.S. 40 and it's about 5 acres. There's about 25 acres to the north, but there's a creek that makes about half of that undevelopable, so we kind of have to work around that creek. We've proposed adding an additional 250 units and extending the project north with multi-family. So, you can see it's spread out to possibly six buildings, and this uses all of the buildable square footage. We had to kind of design the project around the creek and the buildable area. Lance is here from Banning Engineering, if there are any technical questions – I'm kind of a numbers guy.

Mr. Ferrell: (Not at microphone) (inaudible)

Mr. Zink: This is kind staple elevation that we're still working with Planning and Zoning on the final product. This was our proposal and material choices to kind of try to tie the two projects together, the north parcels and the south parcels, but make them a little bit different. They'll be a little bit scaled down; these are three stories versus the four story that's long. Forward kind of thinking as it moves towards more of a single-family product type to the north, it will scale down. And then I put together some projected numbers for what we think these projects would cost. So, we're looking at – we separated the housing portion – so we think the apartment units, the 400 apartment units is about an \$80 million project, that is including, there's about \$3 million in land cost that is included in there as well, that we would purchase the property for. And then the retail is about a \$3.5 million project. So, combined we're looking at about an \$83-84 million total project cost. That will continue to go up as we get closer to construction; costs are rising rapidly. So, you know, I know it won't be less than that but don't quote me on that exact dollar, but today that's where we're budgeting it, as it stands. I think – Kent, being in your district, I think we've worked through a lot of design issues, but we're open to any other suggestions as we continue through the process. If there are any questions I can answer, or anything I didn't cover...

Mr. Everling: I noticed on page 4, the signature page of the LOI, it's just off by a year but I want to make sure that these are 2022 dates; the month still corresponds but...

Mr. Zink: Yeah, it should be 2022...

Mr. Everling: ...swap the 2021

Mr. Zink: ...and the completion should be 2024, not 22, yeah.

Mr. Everling: Thank you, yeah, gotcha.

Mr. Everling: Yeah, that'll stretch over longer than...

Mr. Zink: Right, I wish we could build it that fast, but we're looking at about an 18-month construction.

Mr. Everling: So, we know the LOI is going to come back to this group in February for approval so...

Mr. Starnes: We only shared this today, to happily get to a shareable draft stage.

Mr. Everling: All right.

Mr. McPhail: Will, do you have a target date that you'd like to start construction?

Mr. Zink: This fall was kind of what we...

Mr. McPhail: And what's your projection of construction time?

Mr. Zink: So, 18 months and then delivering in 2024.

Mr. McPhail: I think the draft letter had about 3 months construction period in there.

Mr. Zink: Yeah, I think that timeline is right, just the years are wrong.

Mr. McPhail: Yeah

Mr. Zink: Yeah, sorry.

Ms. Renk: Is there an opportunity to create workforce housing, a component of workforce housing into the overall residential?

Mr. Zink: Yeah, we've discussed that a lot, about different income bans; we've done a lot of workforce housing and we're a big industrial developer, and so we really know that that's a big driver for tenants in the area, is workforce. So, what we tried to do is be very broad in our income ranges that we're targeting. So, there are some units that are over \$1.50, but we're trying to keep a good bit of them under \$1.50 so that we can target the hourly wages plus the salary wages that are high. So, we definitely are keeping that as a main focus, that affordability will be a part of the overall project. So, that was kind of the goal. We looked at 60% AMI – you know, if you get below

that, you are low income, but that wasn't really the goal of this site, and so we're keeping it above that 60%, and really over 120% of the top end.

Ms. Renk: Great, thank you.

Mr. Zink: Yeah

Ms. Renk: The other question I have just quickly – and maybe this is for Lance – but is there an opportunity to activate the creek and make sure that it's an enhanced asset as opposed to just sort of hidden?

Mr. Ferrell: (Not at microphone) Part of our goal was to create trails and stuff, have it as a gathering area, utilize what we have, obviously clean it up a little bit, but yeah, we have talked about that.

Mr. Zink: Yeah, there's going to be – it's kind of hard to see from this layout but there's plenty of opportunities to do outdoor seating areas, grill stations, all kinds of amenities that follow that creek, and then there's a retention pond that we've kind of centered everything around and we'll add in water features. So, that's definitely going to be a major component of the design. Trends now – you know, with COVID and everything, everyone wants to be outside, so the walking paths and places to stop and work outside are definitely going to be a key of this project, yeah.

Ms. Renk: Thank you

Mr. Everling: And looking at closing roughly the first of August, take 180 days, no extensions...?

Mr. Zink: Yeah, I think Banning knows the site pretty well, so we're hoping that they can get us to full civil site plans quicker than that, but yeah, that would be ideal.

Mr. Everling: What was on here before was, was it old Hobbs Nursery?

Mr. McPhail: Yes

Mr. Everling: So hopefully environmentally you shouldn't run into anything.

Mr. McPhail: Yeah

Mr. Zink: Yeah, the creek will be a challenge, but I think we've addressed it.

Mr. Everling: Okay, all right. Any other questions?

Mr. Angle: So, will block C remain greenspace then?

Mr. Zink: Excuse me?

Mr. Angle: Block C which is the kidney shaped piece in the middle...

Mr. Zink: Yeah, mostly. We've talked to – we had everything north kind of, of the creek was going to be green and we've added in another possible building there, in orange. So, you'd have some buildings that front the north of the project, so not all of C will be vacant but there's a large portion that yes, is just greenspace.

Mr. Angle: Okay. Any thought about adding amenities for your residents there, like...?

Mr. Zink: Yeah, so the small building on the southeast corner is an amenity building. There will be amenities in the building along U.S. 40: a gym – it's Class A apartments, so you'll have lobby areas with seating areas and then a leasing office, a coffee bar, and then an IT business office, and then we'll duplicate that on the northern portion. And then residents could use either or. They'd be open to both but we wanted to make sure it was properly "amenitized" so they didn't have to walk all the way from the north site to the south, or vice versa, south to the north. So, both sites will have a full set of amenities.

Mr. Angle: And so, I was thinking more along the lines of in the Block C, that kidney shaped space you have there, the greenspace. Are you thinking about activating that in any way, or just leaving it?

Mr. Zink: Yeah, we'll have several different outdoor features along the trail and in front of the water. We did think the open space was kind of nice for like a dog park, walking your dog or playing frisbee, and so we hadn't actually thought of that as any buildable space, but thought of it as such a flat open area as an amenity for kind of outdoor activities. So, we hadn't planned to construct anything there, but we're open to thoughts like that. Dog parks are huge right now; everyone is getting a dog with COVID. We've seen, with some of our properties, upwards of 80% of the residents have a dog, so that space would get used a lot.

Mr. Angle: And then what are the square footages of the three types of apartments? Do you know off the top of your head?

Mr. Zink: Yeah, so it's mostly ones and twos. Actually, it's primarily ones and twos and 10% threes, and the three bedrooms get up to the 1200-1300 square foot range. Two bedrooms are in the 900-1100 range, one bedroom is anywhere from 600-800 square feet range.

Mr. Angle: And then out of curiosity, what type of retailers are you targeting for the 10,000 square foot retail?

Mr. Zink: We really think a drive through will do really well here. We're thinking it's 3-4 tenants. This is kind of broken up too much, it's kind of more of what you could do, but we're thinking a Starbucks on the drive through, a fast casual dining option with some outdoor seating on the east side, and then some sort of amenity on the middle, medical office which we think would do well with a mix there. The drive through, with COVID right now, it's kind of a must, its all that retailers

are looking for, that drive through option, so we think it would do well. Bryan Chandler with Eclipse Realty, our partner on the retail, has done a lot of these; Saxony, Fishers, Carmel, those areas. And so, the high design is designed to match the apartments so it kind of gives some synergy on Raceway, and some architectural elements, so we think that that would attract a higher end retail tenant.

Mr. Angle: And do you plan on building out the 10,000 square foot retail at the same time that you do this first phase?

Mr. Zink: Yeah, we were planning on building south to north. We look at it as one project, but we work our way north. So, we'd start with the two buildings on the south and just kind of build north.

Mr. Angle: Great, well thank you for sharing your presentation and taking all our questions, we greatly appreciate it.

Mr. Zink: Yep, thanks for having me. Appreciate it, thank you.

Mr. Everling: Next up is Dan Weekes on the Prewitt Theater.

Mr. Weekes. Yes, thank you. Good evening and happy new year. So, we've had a few updates since the last meeting. The development civil design team are in the process of finalizing their civil drawings. They're working through a few items that came up through the BF&S review, so they're getting those finalized and we'll get those submitted. Curran Architecture did submit the permit set of structural and architectural drawings; that was submitted to the state just before Christmas, I think on December 23rd, so we're waiting to hear back from that. They are in the process of finalizing the mechanical/plumbing/electrical drawings and should have those over to us for review here in the next week or two. With all that being said, the overall schedule has not changed, they are anticipating still getting started on some of the demolition work this month, and possibly some construction work once the permits have been obtained. They are still projecting a grand opening in late June or early July. They did start their search for an executive chef for the project and they have received ten applicants in the first twelve days of it being posted, so they were really excited about that, and really excited about some good candidates that they've seen so far. So, they're going through that process and should have that finalized before our next meeting. With them starting some demolition and possibly some construction this month, I will likely ask either Doug or Patrick with the development team/construction team to provide updates maybe starting next month, as some of the construction activities get underway, but we'll see where we are towards the end of this month before we proceed. Either way, either I will be giving an update, or Doug or Patrick with the development team will be giving an update. That's pretty much all we have for this last month. Are there any questions?

(Brief pause)

Mr. Everling: Questions?

Mr. Angle: I noticed on your report – and thank you by the way, I appreciate it – we’re waiting on a lot of comments from the town on utilities and maybe some improvements to some drainage and things of that nature, that have been questioned.

Mr. Weekes: Correct, yeah, so there's been some back and forth between the civil design team and BF&S on what is the best approach moving forward. I think there's – with some of the initial design there's some concerns with INDOT approval and what that looks like, as well as a possible utility easement agreement that would need to be completed with the bank, the property to the east. So, they are looking to see if there's – and I think they're reviewing, I think they've got their fire design review, reviewing the size of the fire coming in, and things like that. So, I think we're just trying to go through that process now. I tried to get with Doug today to see if he had any updates on those, and he has not given me any yet.

Mr. Angle: Okay

Mr. Weekes: But I think they've sent their responses over to BF&S and they're trying to get that resolved.

Mr. Angle: Those items aren't delaying anything, are they?

Mr. Weekes: No, they are not, not at this time.

Mr. Angle: Okay

Mr. Weekes: That's the main thing I've been asking them, to make sure that we're still on schedule for this grand opening of late June/early July.

Mr. Angle: Perfect, thank you sir.

Mr. Weekes: Yep

Mr. Everling: Any other questions?

(Brief pause)

Mr. Everling: Dan, thank you very much. It's an exciting project and we'll look forward to summertime and having a grand opening.

Mr. Weekes: Absolutely, thank you.

Mr. Everling: Last update on old business, Performing and Fine Arts Center Project Bonds, Steve Dyson.

Mr. Dyson: Thank you and good evening. I'll give a quick update of where we stand financially with the bond process on the Arts Center. Last meeting, I mentioned that we were going to go

through the RFP process to hire an underwriter; we are in the middle of that right now. Baker Tilly sent out the RFP to five different underwriting firms; all five of them submitted a proposal. Baker Tilly has gone through those proposals and emailed us a summary of all of the proposals, and we are scheduled to have a meeting this Wednesday to hopefully come to a decision on a recommendation on an underwriter. Once that is done, then we will begin working with that underwriter and they will determine if it will be a negotiated sale or whether they will go to the open market or through private placement. That decision will be made by the underwriter, in conjunction with input from the town. And then I believe, if everything goes as scheduled, we can still meet a bond closing of sometime in March would probably be the date of the sale and the closing. If you have any questions, I'd be happy to try and answer them.

Mr. Everling: Steve, I did not hear the last thing that you said, could you repeat the last couple of sentences?

Mr. Dyson: Now I've got to try and remember what I said.

Mr. Everling: That's all right.

Mr. Dyson: I'm sorry. We are at the point where if we continue on schedule, and I think we are on schedule, that we would sell the bonds and close sometime in March. I believe that's what I was saying toward the end.

Mr. Everling: Okay, thank you very much.

Mr. Dyson: You're welcome.

Mr. Everling: Any questions from this Commission, for Steve?

(Brief pause)

Mr. Everling: It looks like we have no questions Steve, thank you for the update.

Mr. Dyson: You're welcome.

NEW BUSINESS

Mr. Everling: New business, we've got Real Property Tax Abatement for Hobbs Station Industrial QOZB, LLC-Terminus Building 1. It's got Brian on here but...

Mr. Jason: Joe Jason speaking on behalf of Brian, HCEDP.

Mr. Everling: Welcome Joe.

Mr. Jason: Just to confirm the abatement that we've requested, we've already spoken at length about the Hobbs Station project; just to reaffirm, its going to be two different spec buildings for about \$24.7 million of investment. And so, we're just looking to have the initial approval.

Mr. Everling: How common is it for us to extend abatements to spec projects?

Mr. McPhail: 100%

Mr. Everling: 100%

Mr. Jason: Pretty regular.

Mr. Everling: Are most of them spec projects?

Mr. McPhail: Yeah

Mr. Everling: Really

Mr. Everling: All right, any other questions?

(Brief pause)

Mr. Everling: All right, that was quick.

Ms. Renk: I'm sorry, I have a question. Who is the owner of the property and the spec building?

Mr. Podell: . It's partnership with New City Development and Formation Properties.

Ms. Renk: Okay, thank you.

Mr. Podell: So, it's part of the whole Hobbs Station development.

Ms. Renk: Got it, thank you.

Mr. Everling: Vey good. All right, thank you for the update.

Mr. Angle: Jean, I don't know if you've had the chance to see the presentation for Hobbs Station yet. I've got it, somebody emailed it to me, so I'll forward it to you.

Ms. Renk: Um, I know this much about it; Andrew and I have had a conversation about it. I also know Isaac, and he has shared it with me as well.

Mr. Angle: Okay

Ms. Renk: Just for the record, I think a lot Isaac and he work that he's doing.

Mr. Angle: Gotcha, very good.

RESOLUTIONS

Mr. Everling: There are no items listed for public hearing, so we will move onto our two resolutions that we have. Our first is Plainfield Redevelopment Commission Resolution No. 2022-01 Resolution Approving of Real Property Tax Abatement Application – Hobbs Station Industrial QOZB, LLC Terminus Building 1. Is there a motion for the resolution?

Mr. Angle: I'll move to approve.

Mr. Everling: Is there a second?

Ms. Renk: Second

Mr. Everling: Any other discussion on this motion?

(Brief pause)

Mr. Everling: Mark?

Mr. Todisco: Mr. McPhail – yes

Mr. Angle – yes

Mr. Everling – yes

Ms. Renk– yes

The Plainfield Redevelopment Commission Resolution 2022-01 is approved.

Mr. Everling: Thank you. The second resolution is Plainfield Redevelopment Commission Resolution No. 2022-02 Resolution Approving of Real Property Tax Abatement Application – Hobbs Station Industrial QOZB, LLC Terminus Building 2. Is there a motion?

Mr. McPhail: Move to approve.

Mr. Angle: Second

Mr. Everling: Any further discussion?

(Brief pause)

Mr. Everling: Mark?

Mr. Todisco:

Mr. McPhail – yes

Mr. Angle – yes

Mr. Everling – yes

Ms. Renk – yes

The Plainfield Redevelopment Commission Resolution 2022-02 is approved.

Mr. Everling: Thank you

WISHES TO BE HEARD

Mr. Everling: Does anybody have any wishes to be heard tonight?

(Brief pause)

Mr. McPhail: I've got just one comment. Mr. Kirchoff isn't here tonight because his wife is in the hospital, so we need to keep him in our prayers.

Mr. Everling: Thank you. Any others?

(Brief pause)

ADJOURNMENT

Mr. Everling: Hearing no more, we are adjourned for the evening. Thank you.

DocuSigned by:

Gary Everling

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Gary Everling, President

DocuSigned by:
Lance Angle
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Lance Angle, Secretary