

**PLAINFIELD REDEVELOPMENT COMMISSION**

**January 4, 2021**

**5:30 p.m.**

Ms. Andres: Good evening everyone; we will now call the Plainfield Redevelopment Commission to order.

**DETERMINATION OF QUORUM**

Ms. Andres: Mr. Todisco, would you call roll please?

Mr. Todisco: Mr. McPhail – here  
Mr. Angle – here  
Mr. Everling – here  
Mr. Kirchoff – here  
Ms. Andres – here

All are present, Ms. President.

Ms. Andres: Great, thank you.

**CONSENT AGENDA**

Ms. Andres: First on our agenda is the approval of minutes from our December 7<sup>th</sup> meeting and our December 21<sup>st</sup> meeting. Those were provided to us for review; were there any changes to those? If not, I'll entertain a motion to approve.

Mr. Everling: Jennifer, this is Gary, I was not able to attend the 21<sup>st</sup> but I'm listed at voting. Although I was in support of what was voted on, I wasn't actually here, present.

Mr. Todisco: We'll correct that.

Mr. Everling: Thank you

Mr. Angle: Unless there's any other questions or comments, I move to approve with the update mentioned by Mr. Everling, and move to approve.

Mr. McPhail: Second

Ms. Andres: First and a second; Mr. Todisco would you call roll please?

Mr. Todisco: Mr. McPhail – yes

Mr. Angle – yes

Mr. Everling – yes

Mr. Kirchoff – yes

Ms. Andres – yes

Plainfield Redevelopment Commission minutes for December 7<sup>th</sup> and 21<sup>st</sup> are approved with the corrections for Mr. Everling.

Ms. Andres: Great, thank you.

## **OLD BUSINESS**

Ms. Andres: On to old business, we have an update regarding downtown projects.

Mr. Cook: Thanks Jennifer. The cut sheets got sent out for the Barlow and the parking structure and the Government Center and the Fine and Performing Arts Center. I'll just give kind of a high-level overview; we've got others on the meeting that can provide more detail. The Barlow is starting to prelease units. I think they had had some trouble getting – you may recall, they had some trouble getting their appliances and things like that, but that's been all worked out and I think they're looking at a February occupancy. I think they have one of their commercial units leased out. I believe to maybe an Edward Jones office.

Ms. Andres: We're getting some feedback so can I ask everybody to mute if you're not speaking please? Thank you – sorry Todd, go ahead.

Mr. Cook: No, that's okay, thank you. If there are other questions about the Barlow, Dave Rainey is on here; he provides great summaries for us. So, I would entertain any questions about the Barlow.

Mr. McPhail: Todd, I have a question – does anybody know who the agent for Edward Jones is going to be in that complex? They've got several offices in town so...

Mr. Cook: I don't know...

Mr. Everling: I think it's Brandon Crager, Kent

Mr. McPhail: I'm sorry?

Mr. Everling: Is it Brandon Crager that's going in there; moving off of Stafford Road?

Mr. McPhail: I don't know.

Mr. Everling: I think it is.

Mr. Rainey: I can talk to Shelby over at Rebar and find out for sure, but I apologize, I don't know who that is going in there; I will find out. I also wanted to add to what Todd was saying. I did talk to Shelby over at Rebar and he gave me an update. They actually had 20 showings the first week of prelease, which I think, given the time and during the holiday, I think that is fantastic. They've got three residential leases signed. Of those three leases, it is their Park Apartment which is the – that's kind of their Cadillac of apartments, if you will; it's one of the nicer ones, if you will. And then like you say, there's one commercial lease with Edward Jones. And they've got two more commercial leases that are available, but they don't have anything signed up yet.

Ms. Andres: Okay, thanks Dave; thank you Todd. Any other questions on the Barlow?

(brief pause)

Ms. Andres: Moving on, any other updates Todd?

Mr. Cook: Just that – on the parking structure, you know it's really substantially complete. We recently installed the parking equipment; the operator, Denison Parking took care of that. I believe that that system will be operational on or about January 18<sup>th</sup>. So, that's just a quick update there; I'd entertain any questions on the parking structure.

Mr. Angle: Is there any grand opening event planned, or anything of that nature?

Mr. Cook: Hmm...

Mr. Angle: Ribbon cutting, picture taking, anything of that nature at all?

Mr. Cook: Is Stephanie on the call by any chance?

Mr. Klinger: This is Andrew; and obviously, I think because of the COVID situation we have not scheduled an opening. What we've discussed is the possibility that when we bring in a retail tenant into one of the retail spaces, which we hope to do later this year, that we might be in a position at that point to have kind of a grand opening type of event, but we don't have anything planned for right now because of the COVID situation.

Mr. Angle: Okay

Mr. Cook: Thanks Andrew.

Ms. Andres: I know at our last meeting we talked a little bit about rate structure too; I think that was still being finalized and was going to go before the Town Council. Is there an update, just in terms of where that stands?

Mr. Cook: I don't know the answer to your question.

Mr. Kirchoff: It's been finalized, and we have advised the Town Council of our rates, and we can get you information on that if you'd like.

Ms. Andres: Great, thank you; I'd appreciate that.

Mr. Kirchoff: Okay

Ms. Andres: Anything else on the parking structure?

(brief pause)

Ms. Andres: Any other updates Todd?

Mr. Cook: The Government Center is the most active downtown project that we have right now. A lot of the subsurface work has been completed; the foundations should be in by the end of March. And then we'll start structural steel, and that's anticipated to take approximately two months to get the steel up for there. So, I think we'll see a lot of progress by mid-summer. There's been a lot of activity out there but it's mostly subsurface work. Everything is on schedule.

Ms. Andres: Todd, in your summary report there was mention that there was an increase in cost that needed to be approved, in terms of what was originally budgeted for, but there wasn't any information in the summary for the Town Hall. So, do you have any other information on that? But sounded like, in the summary, that there were actually cost savings, so I was a little confused.

Mr. Cook: I don't have that detail. Is there anybody from BF&S on the call? I don't see anybody – where were you seeing that?

Ms. Andres: In your summary that you provided; your memo talked about that there was an increase in costs over what was originally budgeted for. And it referred to the summary, the BF&S summary, but on that summary, there wasn't any indication on what those increased costs were, so I was just curious.

Mr. Cook: Okay, I think that got pulled out of the Development Services report to the Council, so I'll get some additional detail on that and get that to you – unless there's somebody on that has more detail on that.

Mr. McPhail: Todd, I don't recall any price increases, so I'm a little confused. I do know that there were some off-site costs that weren't related to the contract with Hagerman – you know, utilities, roadwork and that type of thing – but I don't believe there's been any increase in the cost of the structure itself.

Ms. Andres: Well Todd, if you don't mind following up and just letting us know if there was an error in the report, or if there was an increase in costs and where that was from.

Mr. Kirchoff: Jennifer, I missed that; where did you see that?

Ms. Andres: It's in his memo – I'm sorry, I'm on my iPad and I don't know if I can pull both of them up at the same time, but it's in his summary memo where he lists all of the various downtown projects and gives kind of a quick update on them all.

Mr. Cook: Could that be the increase in the contract for Classic Consulting, that you're referring to?

Ms. Andres: It could be

Mr. Kirchoff: Yeah, that's what it is.

Mr. Cook: Yeah, sorry about that. So, it wasn't a construction cost, it was more like consulting fees and things like that.

Ms. Andres: Okay

Mr. Cook: Any other questions?

(brief pause)

Mr. Cook: Thank you

Ms. Andres: Gary, if you're asking a question, you're on mute.

Mr. Everling: Some of my best comments last year were on mute. Remind me who was managing the Performing Arts Center; I can't remember who – is the Town doing that or is that getting contracted out to somebody else? And regardless of who's managing it, when will they start getting involved? I don't know how often we're going to have organizations come in and perform but – any thoughts been discussed on that?

Mr. Cook: I think it will be a third-party vendor that will end up managing it. Those decisions haven't been made yet. The next step of the Performing Arts Center is, there is a consultant that's been retained to kind of look at the impacts of COVID on the performing arts scene. And I believe there was – I think Stephanie put out on Facebook a community survey for some input on that. I think the company is called Keen Consulting, K-E-E-N. I just don't think we have enough information yet to determine, but I would think that it would be a third-party operator, yes.

Mr. Everling: Yeah, okay, thank you.

Ms. Andres: Todd, any other updates on your end?

Mr. Cook: That's all I have for this evening.

Ms. Andres: Great, thank you.

Mr. Cook: Thank you

Ms. Andres: We'll move on to CDC updates with Mr. Starnes.

Mr. Starnes: Good evening. The CDC had a fairly busy finish to the year. There were a couple of late acquisitions that we were able to make and close out just before the end of the year; most notably, the Stanley Fertilizer company on the north edge of downtown. Certainly, an eyesore of a property; it had the fire last year. CDC is now the proud owner, but that was an intentional and defensive acquisition. You know, that that property was not headed in a positive direction without the positive intervention of the Town and Community Development Corporation. There has been some developer interest, but I think there is realization and a recognition that there needs to be some rehabilitation of that property before the developer interest can be realized. And a good potential for that site to eventually – it would be a good redevelopment property. So, that turned out to be a – you know, it worked out well for the Stanley family, and now allows for control of the disposition of that asset in the future, in a positive direction. So, that was a good one and that parcel also, it is close to Government Center and the Performing and Fine Arts Center site right downtown; that will enable the infrastructure improvements that are going to be necessary to the downtown plan and to the function of the new Government Center, and potentially the Performing and Fine Arts Center. Apart from that, like I said, it was a – I think we had closings on the 29<sup>th</sup> and the 30<sup>th</sup> – does that sound right, Bill? – So, it was right up to the end of the year, as we sometimes are. And as Todd mentioned, we did get that parking structure lease executed between the Redevelopment Commission and CDC, and the management agreement has been secured between the CDC and Denison Parking. So, the equipment is installed I believe, as was mentioned, Council approved the rate policy sheet, and so things are in place – the mechanical things are in place for the start to operate and put the gates down and have that rate policy go into effect. So, that was completed and sewn up after the last regular RDC meeting. I think that would be the update as to the CDC activities. Any questions?

Mr. McPhail: Yeah, Cam, I have a question. On the Stanley property, when will we have possession of that?

Mr. Starnes: We do now.

Mr. McPhail: We do now, okay.

Mr. Starnes: Yeah, the CDC possesses that now. We've got a call in the morning of the CDC Board and Tim, and I think some early need to talk about starting to clear that site and work toward remedying some of the deteriorating conditions of some of those structures.

Mr. McPhail: Yeah, I drove by today; it's time.

Mr. Starnes: Yeah, yes

Ms. Andres: Cam, was there a phase 1 done for the Stanley property, prior to purchase?

Mr. Starnes: Yes, phase 1, and actually a phase 2 as well. So, we have a new round of baseline data which will be summarized in the report here shortly. We know there is some residual contamination; the field test results were actually pretty positive, relative to the fact that it was known to exhibit some contamination already. It looks like maybe some of the contamination attenuated in the few years since it was last investigated. Also, the Stanley family has been very cooperative providing avenues to research prior to – insurance policies in Indiana, you can recover liability insurance proceeds for environmental damages, so the family will continue to cooperate. It's in the CDC's purchase agreement with the Stanley family, that they will cooperate with the potential tender of any claims to provide some funding for any environmental work in the future. But the CDC was able to establish (inaudible) status prior to closing on the property.

Ms. Andres: Perfect; great, thank you. Any other questions for Cam?

(brief pause)

Ms. Andres: If not, we'll move on to an update on MADE@Plainfield.

Mr. Rainey: All right, thank you. So, I think that you all have the update that I put out; I think the, really, the highlight of the update is the fact that we're obviously moving along very well. We've got a lot of work progressing; MEP is going in the walls, they're actually starting to get drywall, they're topping out drywall and working toward getting some walls insulated. But we're starting to plan toward, it looks like February 2<sup>nd</sup>-17<sup>th</sup> or so, actually starting some prime coat on some walls, so that gives you an indication of how quickly things are moving and the progress with the building. So, fantastic progress; we remain on schedule and on budget. Actually, we just got done working with a group, KI the Binford Group, on FF&E for the building as a whole, and we were able to get that within budget, actually a little bit under budget which is great because we have other technology costs that we're going to have to work with. You know, we just keep being proactive in everything that we're trying to do at MADE and making sure that we're staying on top of everything. Partners are doing great as far as collaboration with them, and we continue to have good progress with the partners. Soon we're actually going to be working on getting the actual non-profit board organized, and I'm going to be working with Cam on that, again, in that effort of making sure that the board, the functioning board, and how the MADE@Plainfield will actually operate is all in place before we turn that over in July 21'. So, we continue to have great progress and would love to be able to have somebody come out and do some hard hat tours, but

I understand with COVID it's kind of tough right now. But that's always open if we want to do a one off. If anybody has any specific questions, I'd be happy to answer.

Ms. Andres: That was a great update, thank you. Any questions for Dave?

(brief pause)

Ms. Andres: Seeing none, we will go on to an update with the Prewitt Theater. I know we just recently chatted about this but...

Mr. Rawlinson: Yeah, we were just talking a couple of weeks ago. We met with the Prewitt Redevelopment Committee just to go through updates. So yeah, we're working with the Keller Huff team on the redevelopment; Todd has been in contact with both them and the Frigid Frog team, who we didn't go with, just letting them know the situation. As we all know, this is a priority project and it's not just an economic development project, you know, it's an historic preservation project, as Andrew was pointing out today. So, there's a lot that's going to go into this and a lot that their team – assumed in the project proposal, we need to better understand the financial impact of some of the issues that we have with infrastructure and drainage and other things like that. So, we're getting those issues nailed down so that we can better understand the gap – they identified that there was a gap, so we'll have to find ways to fill that and work with them and a partner to make this happen, but I think everybody's excited about it and I know they're really aggressive to get moving. I think they had stated October as an occupancy. I think we all think that's fairly optimistic but we're shooting for it. So, we'll keep meeting as a group, and we'll send you updates as we get them. I know Cam is going to be involved in building out a project agreement and making sure everything is in place, but for now, really just due diligence and better understanding their project scope and cost.

Ms. Andres: Great, well I look forward to hearing more about it as things unfold. Any questions from anyone to Jim?

(brief pause)

Ms. Andres: Seeing none, Marlon, do you have an update on Drinkard?

Mr. Webb: Yes, so we are meeting with Strategic Capital Partners who is the developer chosen to move forward in discussions on the Drinkard property. We have a meeting tomorrow at 1:00 p.m. and this will include Strategic Capital Partners and their partners that they involved in the project – so, someone from David Weekley and Birge and Held will be on the call as well. Again, this isn't us moving forward – hopefully it's to move forward towards a project agreement; something that we can all agree on and something that is an iconic part of the gateway, and that fits exactly what the Town is looking for here. So, I did send Will Zink the information, some of the questions and concerns that we had as a review committee and as the Commission; I did send him those points ahead of time so that they can address those on the call tomorrow. And then hopefully we can continue discussions to come to a project that we all can agree on. And as we get updates, we'll definitely provide those to you as well.

Ms. Andres: Great, we look forward to learning more about this one as well. Any questions for Marlon?

(brief pause)

Ms. Andres: Seeing none then, we will move on to Mr. Dyson and Bond Financing update on the Plainfield Government Center.

Mr. Dyson: Yeah, thanks Jennifer. I'll just give a quick progress report since the last time we talked. We did do a ratings call with S&P; we did the ratings call for the 2021 Series A Bonds, which are the Government Center project Bonds; also, the 2021 Series B, which are the Lease Rental Revenue Funding Bonds, and a third that's not RDC related but also a GO Refunding Bonds. We received a AA+ rating which is what we had before, so we maintained that rating, which is always our goal. We don't think that we'd probably get any higher than that, so we always try to keep it at the rating that we have. So, that was good news. The outlook according to S&P is stable. It was a really good call, and we got some really good feedback from them. Also, since then we have published the Notice of Intent to sell Bonds for both of the Bonds; I think it was in the newspaper on December 24<sup>th</sup> and again today. So, we're expecting to have the Bonds sale later in January with the closing in February. And if everything goes well, we should be receiving Bond Proceeds sometime in the middle of February.

Ms. Andres: That's great, thanks for that update. And I'll just say that having been on that call, you did a great job Steve, you and Nate both, in terms of answering questions and walking through things, so well done.

Mr. Dyson: Thank you, thanks

Ms. Andres: Any other questions?

(brief pause)

Ms. Andres: Then our last old business item is the I-70 Allocation Area Lease Rental Bond Funds with Mr. Singleton.

Mr. Singleton: Yeah, thanks for giving me just a couple of minutes. I just wanted to offer a brief update to the supplement that I provided to the Resolution draft. I think the Resolution draft we went through last time; it's really just about authorizing some of these additional projects, to use some of the residual funds from the 2015 Bond, but then I wanted to provide that supplement that kind of graphically showed where those projects are in relation to the I-70 TIF area, and how they really fit nicely inside of that area. So, I'd be happy to take any questions or kind of reiterate anything that the RDC may have questions towards on this Resolution that I'm asking for here tonight.

Ms. Andres: Scott, I just had a question on the, I think it was Project 2, adding the northbound turn lane to Hadley I think it is – can you just kind of, I was just trying to picture what that was looking at the map that you provided – can you just, kind of just very high-level overview that?

Mr. Singleton: As far as the extent of how we would get that double north end there?

Ms. Andres: Is that what it is, it's adding an additional turn lane? Is that what the project would entail?

Mr. Singleton: Yeah, so that would be the significant traffic capacity improvement of the project. And that's the challenge right now because of the recent transfer of that intersection from – well, actually it's still pending, but it will get transferred to the Town, effective April 1<sup>st</sup> of this year. And so, you know, scoping out the extent of the project and whether there's any other improvements that we should take on with that, because the challenge is that INDOT is obviously under heavy construction at the I-70 area and are looking at some improvements in the future for the interchange itself and those determinations have not yet been made, they're just analyzing them, and we obviously want improvements that we make at this intersection to properly work with improvements that come in the not so distant future. So, there's going to be some kind of additional back and forth to understand what they're doing and how we want to get that improvement incorporated, and what the timing of the improvement will be. Great question; I don't have a full answer; we're going to be looking very closely and we can come back and give you further updates as we kind of progress along on what the scope of those improvements will be, but that will be the primary intent of any project, to be to get that double left northbound installed with the project.

Ms. Andres: Great, thanks, that's helpful. Anybody else?

(brief pause)

## **NEW BUSINESS**

Ms. Andres: Great, seeing none, on to new business, which is our Personal Property Tax Abatement for Starkey, with Ms. Frost.

Ms. Ross-Frost: Good evening everyone. I am here presenting on behalf of Starkey Hearing Technologies; they are the only U.S. based manufacturer of hearing aids. They are looking to relocate their distribution facility from Texas to Plainfield, specifically Plainfield Logistics Center 5 at 3810 Plainfield Road, that's off of Ronald Reagan at Stout Heritage and Plainfield Road. So, their new distribution center will serve as the main global hub to support their network of customers, suppliers, their internal affiliates. They will be purchasing some automated equipment, which we're always excited to hear. And also, their largest customer is the VA, so in the project calls we have had with Starkey, they have mentioned hiring veterans at their new DC. So, to move on to the numbers side of things: the project is anticipating approximately \$1.3

million in investment and logistics and IT equipment. Job creation is estimated at 50 new full-time jobs and 50 contractor jobs. New annual payroll is projected to be over \$2.8 million with an average hourly rate of \$13.00 an hour. So, on behalf of Starkey Hearing Technologies, we're requesting your approval to move forward on offering a 3-year, for Personal Property, Tax Abatement on their investment. Using our Tax Abatement calculator, we ran some rough numbers on what their tax savings would be with that 3-year Abatement. So, based on that \$1.3 million and estimate over the duration of that 3-year Personal Property Abatement, the project will pay a total of \$12,678 in personal property taxes, and their total tax savings is approximately \$24,405. And I am more than happy to answer any questions you may have.

Ms. Andres: Thanks for that summary, it was helpful. Any questions?

Mr. Kirchoff: Yeah, what did you say the average wage rate was?

Ms. Ross-Frost: So, the average hourly rate is \$13.00 an hour. That was an updated rate from when we originally got this project in towards the end of last year. It was originally \$11.00 an hour but we sent them several reports from wage data from similar jobs in the area, and based on that and some other market research, they bumped their average hourly wage up to \$13.00 an hour. They did note though that there will be, of course, jobs making more than that, and a few jobs making under that. I believe some of those contractor jobs are part time.

Mr. Angle: So, you mentioned that this is like their headquarters, right?

Ms. Ross-Frost: I don't think its technically their headquarters as far as the admin side of headquarters, it's just going to be the main distribution center.

Mr. Angle: Gotcha

Ms. Ross-Frost: Their global hub distribution center

Mr. Angle: Okay, gotcha, so there's no real office space in this facility.

Ms. Ross-Frost: Correct, not that I've seen in any details from them. And I got a breakdown of, a rough estimate of the jobs created and there was like less than five admin staff there. So, I imagine just like supervisors, that kind of thing.

Mr. Angle: Gotcha, okay, great, thanks.

Ms. Andres: Any other questions?

(brief pause)

Ms. Andres: Great, thanks Tori, for that summary.

Ms. Ross-Frost: Of course.

## RESOLUTIONS

Ms. Andres: We don't have any public hearings this evening, so we'll move on to our Resolutions. Our first Resolution is Resolution 2021-01 – Resolution of the Plainfield Redevelopment Commission Approving the Personal Property Tax Abatement Application-Starkey Hearing Technologies, which we just heard. Any further discussion? And if not, I'll entertain a motion to approve.

Mr. Angle: I'll move to approve.

Mr. McPhail: Second

Ms. Andres: I have a first and second. Mr. Todisco would you call roll please?

Mr. Todisco: Mr. McPhail – yes

Mr. Angle – yes

Mr. Everling – yes

Mr. Kirchoff – yes

Ms. Andres – yes

Plainfield Redevelopment Commission Resolution 2021-01 is approved.

Ms. Andres: Great, thank you.

Ms. Ross-Frost: Great, thank you.

Ms. Andres: You're welcome. Our next Resolution is Resolution 2021-02 – Resolution of the Plainfield Redevelopment Commission Regarding use of Surplus Bond Proceeds. Any further discussion?

Mr. McPhail: I would move to approve.

Mr. Everling: I'll second it, Jennifer.

Ms. Andres: Thank you – Mr. Todisco, would you call roll please?

Mr. Todisco: Mr. McPhail – yes

Mr. Angle – yes

Mr. Everling – yes

Mr. Kirchoff – yes

Ms. Andres – yes

Plainfield Redevelopment Commission Resolution 2021-02 is approved.

Ms. Andres: Great, thank you.

### **WISHES TO BE HEARD**

Ms. Andres: Do we have anyone who wishes to be heard, that's joined us from the Facebook audience?

(brief pause)

Ms. Robinson: I don't have anybody

Ms. Andres: Okay

### **ADJOURNMENT**

Ms. Andres: With that then, our next meeting is set for Monday, February 4<sup>th</sup> at 5:30 p.m. I believe we will probably be virtual again. So, thank you all for being present tonight. Lance, did you have...?

Mr. Angle: Monday, February 1<sup>st</sup>?

Ms. Andres: 4<sup>th</sup>

Mr. Angle: Is a Thursday

Ms. Andres: Huh, then it should be the 1<sup>st</sup>.

Mr. Angle: I concur

Ms. Andres: Thank you for catching that, it will be on Monday the 1<sup>st</sup>

Mr. Cook: Sorry about that.

Mr. Angle: No worries

Ms. Andres: Thank you for looking at your calendar Lance.

Mr. Angle: No problem

Ms. Andres: Great, with that then, we are adjourned. Thank you all for being here tonight; have a good evening.

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Jennifer Andres, President

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Lance Angle, Secretary