

PLAINFIELD ECONOMIC DEVELOPMENT COMMISSION

January 25, 2022

4:00 p.m.

(Meeting is called to order)

DETERMINATION OF QUORUM

CONSENT AGENDA

Ms. Kendall: For the agenda, can we get approval for the minutes of January 26th. Lori, have you had an opportunity to review those, and may I get a motion for approval on that?

Ms. Lee: I did review the minutes and I will make a motion that we approve the minutes.

Ms. Kendall: Okay, thank you very much. Of course, I will second that since there are just two of us.

OLD BUSINESS

Ms. Kendall: When we look toward old business, reviewing current projects and all of that was emailed out to both Lori and myself, for the Downtown Redevelopment Projects. Have you had an opportunity to review those, and do you have any questions on the three projects that we've been looking at?

Ms. Lee: I did look at all of them, and yes, I did review them.

Ms. Kendall: Okay, I would agree with that. And just for the record, we have been reviewing the MADE@Plainfield project here in Plainfield and there's obviously been a lot of progress made on the project. Right now, it looks like they're just completing some punch list contractor work, and intersection improvement, some work associated with WorkOne occupancy, continued monitoring of warranty items that need to be addressed, and a postal center for the partner. So,

they're just doing some buildout work to finish up that project. The other one we have taken a look at is the Performing and Fine Arts Center. There's been a recent update as of January 3rd on that, of this year. Obviously that grand opening is not scheduled until fall of 2023, with the Government Center completion to be 2022, so the spring of course. I know that they are on schedule as far as we can see here, not having anything interrupt that timeline, as far as we can see now. Did you see the same on your end?

Ms. Lee: I did

M Kendall: Okay. The other project that we have looked at, Drinkard, the project for Plainfield of course, the Drinkard Site, that is an apartment complex. I know they're looking at about an \$80 million complex here in the Plainfield area I don't really have any questions on what's going on with that. Did you have an opportunity to look at that too?

Ms. Lee: I did review that, and I do not have any questions at this time.

Ms. Kendall: Okay, nor do I. And then the Prewitt Theater progress, I know they are working to – I think the last update we have here, it looks like they are working on some civil design drawings; the town is looking at some drainage issues, fire suppression, public utility improvements. It looks like they're still working on some mechanical and plumbing, to start demolition and some construction this month. With it being the 25th of this month, that's the last that we've heard on that, but it looks like that project is coming along as well.

Mr. Klinger: As far as I know, they still plan on opening later this year.

Ms. Kendall: Okay, super. That'll be great for the town. The next item we have on the agenda that we have here is the acquisition of the bat habitat land from the airport. I personally was not given information on that project at all. I don't know if you have been, Lori, or if that is to be presented here today.

Mr. Klinger: Yeah, I'm not sure what – I assume that was just for presentation purposes, right, to discuss what we're doing south of I-70.

Ms. Kendall: Okay, great.

Mr. Klinger: Yeah, so first I will note we will need to do election of officers because that's kind of an annual thing.

Ms. Kendall: Okay, great

Mr. Klinger: But we can come back to that. The acquisition of – in terms of the bat habitat land, the town acquired about 2,000 acres of land south of I-70, this was a number of years ago. We have been working hard on developing a Master Plan for that property, and the intent is – there's really kind of two elements to it; we are working with a particular developer who already has

acquired property in and around the property acquired by the town, and so we are working with them and negotiating essentially a land swap. What we are trying to do is to consolidate the properties that the town owns within one area around currently what is Sodalis Park. Sodalis Park is about 200 acres, a little less than that, and like I said, we've acquired almost 2,000 acres. It's about 1,800 really but after we do this land swap it'll be close to 2,000. So, the land swap will then consolidate what would be essentially a nature park facility on that site. And then the town would give up some property that the town owns now, to the north of Camby Road, so that could then be consolidated with property that the developer owns for future development sites. So, there's really kind of two thing happening. I think north of Camby Road there will be some development and we're working with the property owners there, in terms of master planning, what that might look like in terms of if the uses. Certainly, there will be some industrial uses, certainly from Ronald Reagan, but I think there will be some other uses around the interchange as well. And then everything south of Camby Road, well almost everything, most of the property south of Camby Road would be actually part of a nature park, and that is being master planned as well, through our partners at Butler Fairman. So, it's coming along; we've gotten a good amount of feedback. The public feedback portion got put on pause because of COVID...

Ms. Kendall: COVID, I remember.

Mr. Klinger: But we finally got that ramped up last year, and so now things are really starting to kind of move again, though I will warn that that is what we call our glacier project because it will require... Well, one, U.S. Fish and Wildlife is involved because this is protected bat habitat, and so there's some endangered species involved, but also there is anywhere between \$50-100 million with of infrastructure costs that we are trying to of kind plan out and figure out how we would finance and fund those. We have some funding sources in the state; we will certainly try to apply for MPO and state resources as well, to help fund transportation infrastructure. So, those things are moving along but it will take time for that to be an open park. I mean, Sodalis is there; and we've added some amenities and have plans to add additional amenities to Sodalis, additional trail connections. But it will probably be an additional number of years before we get to a true gated park on the level of a state park. So, that's essentially what's happening down there. Like I said t's kind of a glacier project; it's a slow roll but we're continuing to work on it regularly and it's moving forward.

Ms. Kendall: Thank you for the update on that.

Ms. Lee: Thank you

Ms. Kendall: I know that that's been a project that we started to talk about quite a while back, so it's good to see that that's making some progress. So, thank you for that. Under old business as well, we have MADE@Plainfield. I know that we mentioned that that's an ongoing project, so it's kind of old, kind of new; it's continuous, right. We just talked about that a few minutes ago, that we did receive the update on that building. Is there anything else that you wanted to add to that?

Mr. Klinger: Just as you said, it's really moving away from a construction project to just operations now. Ivy Tech is full bore, Vincennes as well. I didn't bring the numbers with me, but they have several hundred course sections throughout Ivy Tech right now. Class sessions started a couple of weeks ago, and they will add more in March. They're really kind of ramping up those operations. I think last semester was the first semester and it was a little bit restricted, again, because of COVID. They were still doing a lot of online stuff, but they're really starting to head more towards getting back in the classroom with the students. So, we're seeing a lot more traffic through MADE right now and getting a lot of attention from folks all over the region and from the state. The Commission for Higher Education is planning to have their business meeting at MADE in March. And so, were getting a number of different groups who are coming and hosting meetings at MADE so that they get an opportunity to tour it, to see it. And we're just hearing all kinds of positive feedback from other communities who are now looking at how can we replicate this in our region or our location, so we're working with those groups to help with that.

Ms. Lee: Has WorkOne opened there yet?

Mr. Klinger: Yes, WorkOne is open and operating, and I'm happy to say that they reported to us last meeting that they are actually getting more people coming in who are looking to reenter the job market than they are getting people who are coming to file for unemployment. So, given the labor market shortages, this is a good sign.

Ms. Lee: That is good.

Ms. Kendall: Yeah, it is. It's also nice to see the construction is about to be completed, as far as the building, they've already built out 100%. So, with everything picking up business wise and construction finishing up and being paid for, so that's good news.

Mr. Klinger: Yeah, the construction really is just punch list items...

Ms. Kendall: Little things, yeah.

Mr. Klinger: They discovered some leaks in some windows, so they're going back and inspecting all of that and making sure that those things are taken care of, but we should be able to wrap up the punch list very soon.

Ms. Kendall: Sounds great.

Mr. Klinger: Yeah

Ms. Kendal: It's a great addition to our town.

ORGANIZATION OF THE EDC FOR 2022

Ms. Kendall: Okay, we'll move on to new business if there's no more comments in the old business section. I know we do have to vote on officers, right, like we talked about a second ago. I guess we will do so at this time. It's a big vote here with only two of us. I know that last year we just made officer elections, but we have to do it every year and since we only meet twice a year it seems to be pretty often. Given the slowness of last year, I know I was voted President...

Ms. Lee: I'd like to make a motion for Nicole Kendall to be President.

Ms. Kendall: I guess I'll second that then. I'm teasing, I'll second that. And then we also have to have a Vice President. So, I will motion that Lori Lee is the Vice President.

Ms. Lee: I'll second that.

Ms. Kendall: Okay. Well, all in favor of that say aye.

(All ayes)

Ms. Kendall: All opposed?

NEW BUSINESS

Mr. Klinger: I will just touch on, kind of a conversation that we had before, about just wanting to try and have this board meet more frequently.

Ms. Kendall: Yes

Mr. Klinger: We don't have – in the end, the statute creates this Economic Development Commission for ultimately, for certain types of financing for Economic Development bonds, and because of the interest rate environment that we've been in for some time now, there really just hasn't been any kind of interest in doing that type of bonding. Now, as rates go up, that might change, over the course of the next couple of years. But what we'd like to do is still take advantage of having you on this Commission, and to use the Economic Development Commission as a sounding board for these different projects and things that we have going on with the town. And so, I've challenged our staff to schedule more frequent meetings. I mean, we're not going to over burn you, but we can at least have two or three, three or four meetings during the course of the year, so that we have an opportunity to get together more frequently and go over the project that we are working on, get your feedback on them. And I would open it up right now is there were any questions that you had on any of these projects, I'd be happy to answer them.

Ms. Kendall: I felt that the presentations were thorough...

Ms. Lee: Yes

Ms. Kendall: ...in all regards, in financing, and future plans and buildouts, and I felt like they were very thorough.

Mr. Klinger: Okay

Ms. Kendall: I don't have any questions at this time. Do you Lori?

Ms. Lee: No

Mr. Klinger: And what we may do is, again, we have a couple of boards that are small, three member boards that don't have a lot of activity necessarily, we might actually do like a joint meeting of two or three boards together, and then really have a conversation across all the Commission members. And so, if you're open to that, that might be a way to approach it as well.

Ms. Kendall: Absolutely, yeah. I feel like if we're going to serve on a board for the town, I certainly want to feel like we're making a difference and providing positive feedback and constructive feedback so that we can help projects move forward.

Mr. Klinger: And of course, our doors, myself, Todd, our doors are always open if you have any questions at any time. But yeah, we would like to have a little more feedback from you during these meetings. But also, during the off times, if you need anything or have any questions, just call us.

Ms. Kendall: Okay, and likewise.

Mr. Klinger: Okay

WISHES TO BE HEARD

Ms. Kendall: Alright, if there's nothing else under new business or resolutions, are there any further wishes to be addressed here at this time?

(Brief pause)

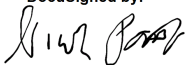
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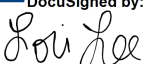
Ms. Kendall: No, okay, I don't not either. So, our next scheduled meeting is May 24, 2022, at 4:00 p.m. and if there's no other matter that needs to be addressed, I will motion to adjourn this meeting.

Ms. Lee: I'll second.

Ms. Kendall: Okay, thank you.

Mr. Klinger: Thank you

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Ms. Nicole Patton, President

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Ms. Lori Lee, Vice President