

**PLAINFIELD REDEVELOPMENT AUTHORITY**

**January 26, 2021**

**5:00 p.m.**

Mr. Bentley: Welcome to our January 26, 2021 Redevelopment Authority meeting.

**DETERMINATION OF QUORUM**

Mr. Bentley: I think we do need to establish that we have a quorum. So, Steve, I see you, you're here.

Mr. Eichenberger: Yes

Mr. Bentley: I see Jean

Ms. Renk: Here

Mr. Bentley: And I'm here virtually as well, so I think we have a quorum for today.

**ORGANIZATION OF THE PLAINFIELD REDEVELOPMENT AUTHORITY FOR 2021**

Mr. Bentley: With that, we get the great honor of deciding the organization for 2021, in terms of our RDA. And so that's always – it's one of those things where you typically... please step forward if you want to be...and people step backwards. So, I guess the question too, Steve, you've been trying to get off for a little while and we have not let you do that. So, I guess, what's your plans in 2021? Are you going to stick out another year with us?

Mr. Eichenberger: I will do that, and I would have the recommendation that we leave the structure of the RDA as it was in 2020.

Ms. Renk: I support that.

Mr. Bentley: Um, I didn't get a choice in that, did I?

Mr. Eichenberger: You did not.

Mr. Bentley: With that being said, I guess Joe Bentley would be President and Steve Eichenberger would be Vice President, and Jean Renk will be the Secretary. Is there a motion?

Mr. Eichenberger: So moved

Ms. Renk: Second

Mr. Bentley: All in favor say aye.

(All ayes)

Mr. Bentley: Opposed? I won't say a word. So, Todd, I guess we have your 2021 slate still active.

Mr. Cook: Congratulations

Mr. Bentley: Thank you

Mr. Cook: And thank you.

## **CONSENT AGENDA**

Mr. Bentley: I do think – we had the consent agenda – we had the minutes that were sent out on Friday for July 9<sup>th</sup> and December 7<sup>th</sup>, so I guess I would start with that. Are there any changes or any comments around the prior minutes, that anyone would like to make?

(brief pause)

Mr. Eichenberger: No changes here

Mr. Bentley: If not, do I have a motion to approve the minutes for July 9<sup>th</sup> and December 7<sup>th</sup>?

Ms. Renk: So moved

Mr. Eichenberger: Second

Mr. Bentley: All in favor say aye.

(All ayes)

Mr. Bentley: Opposed?

(brief pause)

Mr. Bentley: So, procedurally Todd, we have the ratify easement in favor of Duke. What do we – do we need to, do we need an approval on that, or is that just the prior...?

Ms. Renk: I think we have (inaudible) minutes to approve Joe, is that right? From December?

Mr. Bentley: Oh, I kind of put them all together Jean, but we can...

Ms. Renk: Oh, I'm sorry, I – sorry.

Mr. Bentley: Well, we can do that. So, lets go back and – so, let's go ahead and approve the minutes for December 7<sup>th</sup>. Any questions or comments on the minutes for December 7<sup>th</sup>?

Ms. Renk: None

Mr. Eichenberger: Move to approve.

Mr. Bentley: Okay

Ms. Renk: Second

Mr. Bentley: All in favor say aye.

(All ayes)

Mr. Bentley: Opposed? Okay, so now we'll go to the ratify easement – so, Todd, procedurally, what do we want for that? I know that was something we had back in October, I guess. Do we need any approval for...?

Mr. Cook: I think – and Cam, if you could chime in here – I think it just took us a while to get the signatures on that easement, and instead of having a special meeting, we were just going to ratify it at the January meeting. Do I have that right, Cam?

Mr. Starnes: Yeah, more or less. So, we – first of all, as you'll recall, the Redevelopment Authority, when it was adopting resolutions relating to the lease rental financing for the MADE facility, you also authorized the President of the RDA, Mr. Bentley, to execute any documents on behalf of the Redevelopment Authority to effectuate the project. That's broad enough really, in our mind, for the grant of an easement for power from Duke, which is all this was, so they could power the building, which of course was the whole point of the project and the financing to begin with. But we thought just in order to cross all "t's" and dot all "i's", it would make sense to, as opposed to calling a special meeting just to have you approve that, just ratify that and make sure that you vote so say, we understand that an easement was granted to effectuate the project, we are in accord with the grant of that easement to power the building, simple as that.

Mr. Bentley: Okay, so we need more of a motion to grant that?

Mr. Starnes: Yeah, just a motion to consent to ratify the grant of an easement to Duke Energy for power to the MADE facility.

Mr. Bentley: Okay, with that being said...

Ms. Renk: Cam, I have one question. Cam, do I have any conflicts with this as a Duke Energy employee?

Mr. Starnes: You know, I think technically you are not financially benefitting directly from this; at the same time, we have a quorum without you, so it may make sense for you to abstain from the vote, just so it doesn't look funny on paper later.

Ms. Renk: Okay

Mr. Starnes: I don't think there's anything real there, but let's not...

Ms. Renk: Okay

Mr. Starnes: Yeah

Mr. Bentley: Okay, so with that being said, do we have a motion to ratify the easement to Duke for the MADE facility?

Mr. Eichenberger: So moved

Mr. Bentley: And I second – all in favor say aye

(All ayes) (sans Ms. Renk)

Mr. Bentley: And Jean, I guess the record will reflect that you probably abstain from this vote.

Ms. Renk: Yes, thank you.

Mr. Bentley: Okay – is that good?

(Todd and Cam give a thumbs up)

Mr. Bentley: Okay

Mr. Starnes: That'll work, thank you.

## **OLD BUSINESS**

Mr. Bentley: I guess we will go to old business. Is there anything we really want to talk about, Todd or Steve? I mean, we talked about that – anything?

Mr. Cook: Steve, is there any update you would like to give?

Mr. Dyson: Yeah, and I'll be brief, and you may all be aware of this because I think all of you are on the email chain, but the sales results from the Government Center Bonds last week turned out – I like to be able to give good news sometimes, because as Budget Director I'm often giving bad news – but in the estimates Baker Tilly had used a 1.92% True Interest Cost; it turned out that the winning bid was about a 1.14%, so there's going to be some savings on that, which was good news. We had six bids which is a good number of bids, so we're looking good on that. The next one, the Lease Rental Revenue Refunding Bonds will be next Thursday, I believe is the date. So, I'm sure all of you will be included in the email after that, to show the sales results from that as well. But good news and some savings there that will help to be used for other projects in the downtown.

Mr. Bentley: That's great, any questions?

(brief pause)

Mr. Bentley: Okay

## NEW BUSINESS

Mr. Bentley: All right, I guess we dispensed with old business. Is there any new business to put in front of the RDA today?

(brief pause)

Mr. Bentley: Hearing none, I think the next meeting is scheduled for July 27<sup>th</sup> – does that look okay, Steve and Jean, on your calendars?

Ms. Renk: Yes

Mr. Bentley: Okay

Mr. Eichenberger: Yes, for me as well.

Mr. Bentley: I don't know that we're going to be prepared for in person, but we can be very hopeful that we'll be in a better COVID place by then, but we'll see.

## ADJOURNMENT

Mr. Bentley: Steve or Todd, anything else? If not, I think I would hear a motion to adjourn.

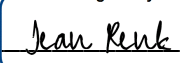
Mr. Eichenberger: So moved

Ms. Renk: So moved – Second

Mr. Bentley: Okay great, thank you folks. I like an efficient meeting, appreciate that, and stay safe everyone.

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Barry J. Bentley, President

DocuSigned by:  
  
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Jean Renk, Secretary