

CONSENT AGENDA

Mr. Clay: We'll move on to consent agenda, approval of the minutes of June 5, 2023, meeting.

Mr. Angle: I'll move to approve.

Mr. Kirchoff: I'll second.

Mr. Clay: We have a motion by Mr. Angle and a second by Mr. Kirchoff. Mr. Todisco?

Mr. Todisco: Mr. McPhail – yes

Mr. Angle – yes

Mr. Clay– yes

Mr. Kirchoff – yes

Ms. Renk– yes

Plainfield Redevelopment Commission consent agenda for the minutes of June 5, 2023, has been approved.

Mr. Clay: Thank you. We'll move on to the Impact Analysis for sunseting TIFs, Alyssa Woolard.

Ms. Woolard: So, the idea for this is for consent from the RDC for the town to move into conversations with Stone Municipal and Baker Tilly to do an impact analysis for our sunseting TIFs and then giving kind of a date that it's expected to be given to the RDC, which our suggestion was December of this year.

Mr. Angle: And so, out of curiosity, why did you bring those two parties into it?

Ms. Woolard: Stone Municipal has been working with our clerk's office and Steve Dyson for doing budgets – and I'm trying to think of what else he has done – but he's been working with Steve...

Mr. Kirchoff: He's working on the transition with the mall.

Ms. Woolard: Yes, thank you. And he'll also be working with me on the abatement process when I'm back. And then Baker Tilly is our main financial group.

Mr. Angle: I think I was curious as to why we need two agencies to handle this versus...

Ms. Woolard: Oh, I see. So, to my knowledge, Steve wanted to work mainly with Adam on just doing the analysis on impact, and then having Baker Tilly review it and give any feedback that would be on it.

Mr. Clay: Steve is coming up...

Mr. Dyson: Steve Dyson. I have talked with Baker Tilly and Adam with Stone Municipal Group, and we have a meeting scheduled for next week just to lay out what our goals are, kind of along with the tasks, and then determine between the two what makes sense. We've been working with Adam, and he has done some things and been in some meetings with Robin and Bill, and that discussion has come up about the TIFs and what our plan is. So, it made sense to continue that discussion. Baker Tilly has been with us for years and has a lot of that data. So, I'm trying to do it in the best way for the town's money, as well as kind of having a peer review, just different sets of eyes on it. So, we're going to work that out, who does what, all next week.

Mr. Angle: Okay, thank you. You looking for consent?

Mr. Kirchoff: After that, you would bring a recommendation?

Ms. Woolard: Yes

Mr. Dyson: (Not at microphone) We would be looking at the December meeting because that will give us enough time to come back with a proposal.

Mr. Clay: Questions from the board?

(Brief pause)

Mr. Kirchoff: Does this just take consent, and then you come back with a recommendation?

Ms. Woolard: Yes

(Consent is given)

OLD BUSINESS

Mr. Clay: Moving on to old business, looks like the recommendation of RFPs on Workforce Housing Campus Project.

Ms. Woolard: After the committee met regarding the one proposal we received from T & H, we've decided that we recommend to the Redevelopment Commission that we move into discussions with T & H so we can clarify some of their response. Then we would come back at the August meeting and move forward with the...

Mr. Kirchoff: It was the only response to the RFP?

Ms. Woolard: It was the only response...yes.

Ms. Renk: What are some of the questions that you have on their response?

Ms. Woolard: It was mainly regarding the childcare portion of it.

Ms. Renk: Anything in particular?

Ms. Woolard: How it would be operated, and the 24-hour portion which I know you brought up last time. And then Julie also reached out for the possibility of us doing a letter for the grant portion of it – which is due July 21st, so that's kind of a separate consent. I wanted to feel you guys out and see if you would be okay with us doing a support letter for the daycare portion, if they end up being awarded in August. But that was the main question that our committee came up with after meeting about it.

Mr. Klinger: I will also add, there were some questions about financing too, as I recall from the discussion. And so, there was about \$2 million in their total financing package that just kind of had an "other" on it, right. So, we weren't really sure where that "other" was coming from. So, beyond the daycare operations there were questions, a little bit of questions about the financing and then the site plan – and I think they admitted this in their proposal too – the site plan shows a road passing through the parcel; the road alignment that they're showing doesn't really match with the road alignment that Mr. Singleton has been working hard to try to identify. I think there's probably still some flexibility there but those are probably one of the things we want to try and work out with them as we go forward.

Ms. Renk: So, today you're just asking for approval to continue.

Mr. Klinger: Yeah, I mean really, it's not an action item at this time. It's really more of just a hey, we're going to continue to have some conversations with them, since it's the only proposal, and we'll come back with a recommendation in the future.

Ms. Elston: Looking through the presentation – and if I missed this, I apologize – I know there's three buildings and the capacity, do we have an estimate on how many families or individuals would be able to reside there?

Ms. Woolard: There's 117 units.

Ms. Elston: Okay

Mr. McPhail: I do have one question. There was some mention of servicing immigrants in the literature. I want to make sure that we're not using resources that we need for citizens for illegal

– there's a difference between legal and illegal – but I'd like a little more definition on what they're talking about with immigrants.

Mr. Klinger: Yeah, I don't recall seeing that, but I think that would be a good follow up question with them about more specifics.

Mr. Kirchoff: Which part of the presentation, do you remember where it was?

Mr. McPhail: I think it was in Family Promise's part.

Mr. Klinger: Yeah, if there's any other...

Mr. McPhail: It just briefly said immigrants, no detail.

Mr. Klinger: Yeah, so if you spot anything else like that, where you have questions, forward those to Alyssa and we can make sure that's part of the conversation with the group.

Ms. Renk: The other concern I have also is how do we protect this property from becoming labeled as poverty housing or...? That's not the right word but I think you understand. I want to – we need this; I'm fully supportive of the concept. I want to make sure that these families that live there are protected and also not stigmatized.

Ms. Woolard: So, it is a workforce housing project so it would be similar to ones that we've done previously already with the town. It's not more of what I think people think of workforce housing, which is Section 8. So, I can see your concern. I don't imagine it would get to that point but if it does, I think it's more about making awareness that it's tax credit housing and there's...

Ms. Renk: I just want it to be quality, safe housing for our working families.

Ms. Woolard: Absolutely.

Mr. Klinger: I think you said it, right. I think it's more about how we communicate it; if we move forward, how it's communicated, yeah. I don't recall which part of the tax credit program they're working under, whether it's 80% or 60% AMI or whatever, but we're talking – at 80% AMI you're talking about people who are working and really making decent money but still, the cost of living here is high and they can't quite hit it. So, that's kind of the target for this.

Ms. Renk: Got it, thank you.

Ms. Woolard: Yes, I believe she did say 80% in the original...

Mr. Kirchoff: One portion says an average of 60% of income...

Mr. Klinger: We have that information that kind of breaks down – because AMI in Plainfield, well, it's really based on the entire Indianapolis region – and now I can't, I think it's 90 – I forget what

the number is now, sorry. But it's more than you would think, it's like 95,000 or something like that, is what I recall. So, when you're talking 80% or 60% AMI, you're still talking about people who are making \$50,000, \$60,000 or \$70,000.

Mr. Klinger: The actual AMI, it's a number that is set by HUD. It's established by a whole region, so it's taking into account the whole metropolitan area.

Ms. Woolard: And then going off of that, what is the comfortability of the RDC with doing a support letter – it's specifically for the IU Health Community Impact Investment Fund that she's applying for. She's in the second round. And we can write it in a way that shows that if it's not accepted or whatever happens in August, then the project is...

Ms. Renk: And she is Julie Randall with Family Promise who's applying...

Ms. Woolard: Correct.

Ms. Renk: ...for grants for childcare services?

Ms. Woolard: Correct.

Ms. Renk: Got it.

Ms. Woolard: Yep, she's applying for three different grants.

Mr. Klinger: Yeah, a good portion of financing for that is coming from grants and they need to be able to move forward with that, to help establish that financing as part of the potential deal. So, if there's no opposition, we would like to be able to provide a letter of support, but we would – as Alyssa just said – be careful not to suggest that we are agreeing to the project yet, because we are not there yet, but at least we support the grant application.

Mr. Angle: I support it.

Ms. Renk: I do too.

Mr. Clay: I support it.

Ms. Renk: I think we have to. We need it.

Mr. Clay: Yeah

Ms. Woolard: Okay, well, we'll come back with a final recommendation in August for the proposal.

Mr. Clay: Thank you. Then moving on to the final TIF annual report and quarterly update sheet. Heidi?

Ms. Amspaugh: Heidi Amspaugh, Baker Tilly, thanks for having me. I do have a couple of hard copies of the TIF annual report if anybody wants a hard copy. So, this document and the two things that I handed out to you are just the final updated version of the cash flow documents that are embedded in the TIF annual report. Basically, after our presentation at last month's meeting Steve and Bob and Tim and Scott and team go back through the cash flows. As you guys know, this is a living, working document, kind of always changing based on projects that come to life or timing that needs to be shifted forward or backward. So, really, on the TIF side of things which is at the top part of the form, there really wasn't a whole lot of changes. I know in the Six Points area we added in the school technology payments that you guys agreed on last meeting, which was not in there before. So, that was added in. But otherwise, just additional projects being added in. One of the main reasons we do this is for you guys to kind of see our forward, different projects that you're looking to fund so that it's transparent to the community, of what projects you have coming on the pike. Also, in this 2024 column and the bottom, that percentage is important because if you are over 200% of revenues to projects that you need to fund, the council can technically step in and tell you what you need to do with your TIF funds. So, you have more than enough projects in all of your TIF areas that need to be funded – just figuring out the timing and execution of getting those projects funded. I know Scott and Tim are here if you have any specific questions. The next packet we'll go through kind of gets into projects in a little bit more detail. So, I'll go through that and if you have any questions then you can stop and ask them. So, the next packet is Alyssa's idea that we helped come to life. Basically, with all of the different projects that are always going on in the Town of Plainfield, the ones that are related to the Redevelopment Commission and have some TIF related to them are in here. So, it's even more of a living, working document. The cash flows are included in the back of this. It's really set up to be more of an electronic document than it is a hard copy document, but I'll walk through it here. So, on the electronic version that you all should have received there are links that flip from page to page a little bit more cleaner than the hard copy does. If you go to the first page of summary of the projects, I just want to kind of talk through how it's laid out. The first section is your ongoing projects payable from bond proceeds- which we'll walk through those. The three biggest ones are the Government Center, Performing and Fine Arts Center and Hobbs Station that you're aware of. The next several sets of schedules are all of your pay as you go projects. So, a lot of the projects that are in your cash flows, but more progress of where they're at, how much money is going to be going towards them, just kind of a status report on those projects. We also thought it would make sense to put in one summary schedule of your outstanding obligations, so I'll show you that. And then all of your cash flows are in this document. So, the intent would be that this would be provided to you on a quarterly basis, and really, it will be on the project side of things, just Alyssa being able to go in here – so, if you flip to the next page where it says Government Center – she'll be able to go in here and update the project status for you guys so that you always know kind of what's going on, on the town side of things, with each one of your projects that you've committed to. So, a lot of the information for like the Government Center, that's kind of at the top. It's just the original deal; it explains the project, kind of the timing of the project, what TIF area it sits in, and then what your commitment to the project is. So, again, if you are out in the community and someone says hey, what's going on with that project, this is something that

you could maybe have on your phone electronically that you can flip to really quick to refresh yourself if you would need to. So again, the project status would be something that she would update quarterly.

Ms. Renk: Does this start to lay the foundation for our annual reporting requirement?

Ms. Amspaugh: So, the annual reporting requirement that will go into place December of next year, the format of that report, we haven't seen yet from the DLGF. We are trying to get in with them before they start developing it, just to give them some suggestions of how we would like to have it seen. That reporting requirement I hope will be able to be at a higher level than even what you guys potentially have here, so that you are not so locked into these specific projects and amounts because supposedly whatever is in that plan, December of next year would be what you have to do and what you can only do in 2025. So, I hope that where the report lands is something much higher level than what you have. So, the information would most definitely flow into what the state requirements are going to look like but I hope for all of Indiana Redevelopment Commissions is that it's at a higher level because TIF is supposed to be a flexible tool that can be used for projects that might pop up throughout the year that you want to incentivize that you don't know might land in your plate today, you know. So, yes, definitely an amazing foundation for what you guys will need for that.

Ms. Renk: Thank you.

Mr. Kirchoff: Heidi?

Ms. Amspaugh: Yes?

Mr. Kirchoff: The Government Center didn't start last October, did it? They didn't build it in four or five months. This should be 21'.

Ms. Amspaugh: 21'? Okay.

Ms. Woolard: (inaudible)

Mr. Kirchoff: Sorry

Ms. Woolard: (Not at microphone) (inaudible)

Mr. Clay: So, if I'm understanding this right, this is a living document.

Ms. Amspaugh: Yes

Mr. Clay: So, it's going to be consistently updated.

Ms. Amspaugh: Yes

Mr. Clay: Cool

Ms. Amspaugh: So, good eye. Thank you for pointing that out. I appreciate it. So yeah, if you go past Government Center, you have the Performing and Fine Arts Center laid out. And again, project status for there. And then Hobbs Station the same. It kind of lays out your commitments. So again, one kind of quick go-to place if you don't want to try to find the closing letter that we put together, or whatever it may be, and again the project status for that.

Mr. Kirchoff: This is a great tool. This is excellent.

Ms. Amspaugh: What?

Mr. Kirchoff: This is a great tool.

Ms. Amspaugh: It was Alyssa's idea. We just helped her bring it to life, but it is a great tool.

Mr. Kirchoff: Well, thank you Alyssa. It really is – it's like wow, this is the place you go for all kinds of information.

Ms. Woolard: Thank you

Ms. Amspaugh: The pay as you go projects – I'll just maybe walk through one just so you can see – on the U.S. 40, again, electronically it flows a little bit better because you can click these links at the bottom. If you want to go to the U.S. 40 cash flow, you just click this and it will take you to the cash flow, so you can kind of flip back and forth a bit easier. But at the top of each one of these pages for each one of the TIF areas you see the current projects under construction, the timing, information, estimated costs, and then again, the status column. So that again, would be something that Alyssa will be updating.

Mr. Kirchoff: Alyssa, do I win if I tell you the former Stanley project is more than \$250,000?

Ms. Woolard: (Not at microphone) "shakes her head yes"

(inaudible)

Mr. Clay: It's better than what was there before and we appreciate it.

Ms. Amspaugh: And then the bottom half of the form are just upcoming projects in the next two or three years, estimated costs, and again, kind of status updates off to the right-hand side. So, that's the format, you flip through for each TIF area. I don't know if there are any specific projects that you have questions for, for Scott and Tim. I'll continue to flip through all the pay as you go projects. You've got S.R. 267, Six Points, Ronald Reagan, Northwest and then Klondike. And then you get to the outstanding obligations page. Again, we wanted to summarize what's in the big TIF report – which is needed to get to all this information – but here are all of your bonds in one place, which TIF area it's paid from, what project it actually funded, the outstanding principal

amount which we can update on an annual basis or semi-annual basis, and then the maturity date on those bonds, and then the last several pages are the cash flow which is also in the TIF report.

(inaudible)

Mr. Clay: Any other questions from the commission?

(Brief pause)

Mr. Clay: Thank you, we appreciate it.

Ms. Amspaugh: Thank you very much.

Mr. Clay: Thank you.

NEW BUSINESS

Mr. Clay: Alright, moving on to new business, the Perry Crossing Riverfront liquor application, Hoosier Axe Throwing, LLC or LumberjAXE application presentation.

Ms. Bernhardt: Hi everybody, my name is Stephanie Bernhardt and my other business owners that are here today, (inaudible) Bernhardt and Jordan Yant. Stephanie Yant, Jordan's wife couldn't be here this evening, but she is also, the four of us are owners of the new Hoosier Axe Throwing, LLC, DBA LumberjAXE. Up on the presentation we have our temporary logo; we're still finalizing that right now. Basically, the location for this new business is going to be in the vacant space of what used to be the old UniversiTEES, inside the Shops of Perry Crossing. That space has been vacant for about five years now, with vacancies on either side as well. So, there used to be an old Justice on one side and then the old Children's Place on the other. So, there are definitely a lot of vacancies in the mall, and I know the mall is trying to again, kind of redevelop and revitalize that area, so we feel like this would be a really good business to go inside of there, and kind of offer a new niche kind of place in the mall. So, this kind of gives you an idea of the kind of atmosphere. Just kind of wanted to get you guys picturing what this is really going to look like. There is a floor plan included in the presentation, so I'll touch on that briefly. Basically, we'll have six double lanes. What you see up here is a double lane so parties can come and throw together there. We'll have one single lane. That single lane is going to be devoted to a kids lane. We want to make sure that this is family friendly as well. A lot of our other competition has just kind of gone brasses and it's just kind of very rustic and all of that; we want to make sure that this is a family friendly environment that adults can enjoy, but also could bring a child as well. Our age limit will be 10, with a parent/guardian and up until 18. So, they do have to be accompanied by a parent to come. And then over 18, they would be able to come by themselves. But we still wanted to make sure that the 10-year-old and their dad wanted to come in, that we would have

a specific lane with a lower target and that they would be able to do that in that single lane. We do plan to build out a VIP room as well. So, that would hold a group of up to 25. So, think corporate parties, birthday parties, small events like that. That will host a double lane as well. The lanes will be with the half wall with the chain-link up, and then we will have some turf in there up until kind of the rubber mats that you see there. We're planning to utilize a rubber mat system as well, to eliminate bounceback, as well as being able to clean and keep a good presentation. And then we'll be using all WATL certified axes, so you can kind of see on the pictures there. Those are different axes and throwing knives that we'll be able to use for that, that are all WATL certified.

Mr. Angle: Could you explain to the Commission what WATL is, for those who might not know?

Ms. Bernhardt: Yeah, absolutely – I know you guys have a done a little bit more research on...

Mr. (?): (inaudible) and so they actually have a league where they have their own certified axes, knives. They have their own venues that they will have large events at.

Ms. Bernhardt: Yeah, so, we'll actually get WATL certified and be able to have all of our axe coaches be WATL certified as well. So, that's specific safety measures, as well as using their axes and their stuff, so they'll actually be able to come in and train our staff. It's kind of a resource for axe throwing venues, to be able to go and see what other venues are doing, and they provide a lot of resources on up-and-coming trends, stuff like that, but a lot of it is centered around safety and products too. So, this is our floor plan. It is always, of course, everchanging when you're in the construction process, but right now this is what we're kind of looking at. So, UniversiTEES was a retail space, so now we're kind of turning a retail space into a venue that is obviously going to have – what we hope will have a bar. And then we'll be offering some food as well; we'll also touch on the menu here in a moment. And then kind of our lane structure, so you see here on this side, that's the front door there. And then you walk in, and we'll have a check-in desk with merchandise as well. So, think t-shirts, koozies, that kind of fun stuff. And then you'll be able to be brought into the lanes. Each lane will have its own table behind it. And then we'll also have a pool table and some darts as well. So, just kind of some other fun things. We do expect some walk-in traffic, maybe more than our competitors, just because it is in the mall. So, we think it's going to draw a lot of buzz and have some walk-ins. So, let's say there is a wait for a lane, now we've got some other entertainment options that they can still come in, do some pool, play some darts and check out the merchandise area. And hopefully then by that time, we'll have a lane open up for them. We will have online registrations so that way they can book their lanes ahead of time and then we'll be able to check those people in as they come in. Then you kind of can see the bar top over to the side. We do not plan on having actually sit up at the bar seating. Again, we want to make sure that this is obviously a great environment for people to come in and throw and hang out; we don't want people just sitting at the bar and all that. So, we want to obviously offer the alcohol as an enhanced experience, but we don't want that to be the focal point. So, being able to go up, order a drink, and offer food as well up at that bar top, and then at your tables you'll be able to order your food from there directly, using a QR code as well. Back behind

the bar there, there is a wall there – this is actually where the fitting rooms were. So, we’re going to be demoing that out and creating the VIP lane in that area. And then there will be a passthrough window there that the server can deliver drinks and food and everything. So, you really get that kind of specialized experience in that VIP lane area. Behind that is obviously storage; we’ll be putting some kitchen equipment back there, as well as storing extra boards and stuff like that. And then there are two restrooms and an office. So, it’s really set up to be a really good venue for us. This is about 5,000 square feet, just to kind of give you a picture of the space. We are planning to put about \$190,000 into the construction and kind of the redevelopment of this space. Okay, so just to again, to give you kind of the feel of the atmosphere: some furniture, so we’ll have rectangular tables behind each lane, circle tables kind of down the middle, and then bench seating in the waiting area and VIP room. So again, we’re kind of going for that rustic look, but also kind of giving it a more classier feel as well. Alright, and then we talked about the other entertainment offerings; we’ll have the pool, darts, stuff like that. That is another revenue stream for us as well. So, we will be partnering with Shaffer Entertainment. They actually provide the equipment and then do a revenue split with us to be able to offer those things. And then we can also offer fun promos like free pool night and stuff like that too, to try and drive some traffic in slower times. So, this is just kind of a working document so far on menu. We are partnering with Piazza Produce and McFarling Foods to create our menu. So, basically, the way that we kind of came up with our menu is thinking about what’s quick and efficient and what can kind of be easily snacked on while you're throwing. You don’t necessarily need a full course meal and come in and sit down, but something they throw and then grab a bite of. There's research that shows that if you can offer food, somebody’s going to stay 52 minutes longer on average at a bar or at a place of eating. So, we feel that offering the food obviously with the alcohol is helpful. And then being able to offer an enhanced experience and make people stay longer hopefully and enjoy some entertainment. So, we've got it broken down into bites. Doing some flatbread, shareables. We are partnering with Pepsi to get soda guns and everything, so that way we can do quick soda service. And then have other bottled beverages, Gatorade, energy, you know, teas, that kind of stuff. Doing some really fun sweets and desserts. So again, this is kind of everchanging. We’re looking at maybe doing some dessert fries and just some fun stuff like that. We would like to partner with local breweries such as Brew Link, Quaff On, Sun King, to offer some craft beverages. And we really find the importance of partnering with those local businesses to obviously help get their name out there and just kind of offer a unique experiences for our guests. So, obviously this is a great opportunity for us as business owners, but a great opportunity for the Town of Plainfield. So, just kind of the overall economic impact that the Town of Plainfield is going to have. We do plan to keep around 10-15 employees on staff at all times. That could obviously grow if our projections – if we just hit it off and it’s busy, then we obviously plan to hire more. But this is going to be a mixture of part-time and full-time positions, spanning age groups from first job in high school to work the check-in desk, or college and beyond for our bar tenders. And then there's obviously advancement and leadership opportunities for our staff. So, you know, they start at the host level and then they can be an axe coach or a bartender eventually. So, there's advancement and leadership and more opportunities as well for them. Benefits: again, increased tax income for more local spending. So, people coming here – we've got food, beverage,

entertainment, all of that, all those local taxes obviously being infused back into the Town of Plainfield community. And then now we have a year-round family friendly entertainment to offer our residents of Plainfield, and to offer tourists that are coming in. There's so many different hotels and apartments that are going up, specifically around the Shops at Perry Crossing, that now we can draw them in and draw people from the north side. A lot of people are still going up to the north side to do things, so I think this is another unique opportunity to keep people here and keep them spending their money here in our community. We do feel that our closest competition is Speedway, and then Greenwood. So, there is nothing in Hendricks County like this yet. So, this could be the first in Hendricks County. And then having the Town of Plainfield being able to have the first axe throwing venue here. And then we did want to touch on our ties to the community. Myself and my husband do own the Avon Orange Leaf and have owned that since March of 2019. And then we've owned the Plainfield Orange Leaf in the Shops at Perry Crossing since October of 2021. Jordan and Stephanie – yes, there are two Stephanies, it makes it real fun – they have owned the Avon Cabin Coffees since May of 2019, and then they're set to open a Plainfield Cabin Coffee in the next year, which some of you may already know about. And then we're all very heavily involved in our Chamber of Commerce. Very involved in Avon, Plainfield, Danville; we go to meetings. Both of us were just at Rib Fest here recently. So, we plan to stay very involved, doing ribbon cuttings. And then I know X-Golf has been hosting small business roundtables; what's to say we can't also do that. So, definitely staying super involved in our community and having that kind of leg up of having a business in the shops already and being able to bring another one too. Alright, that is it. What questions can I answer for you guys?

Mr. Angle: (microphone not on) What will your hours be?

Ms. Bernhardt: Yeah, so Mondays we plan to be closed. This is for axe board repairs. So, a lot of times, over time, throwing constantly there are boards that need to be taken down and repaired, so allowing for that. And then Mondays are just usually not that crazy of a day in an entertainment space like that, so just having a day to kind of reset and plan for the week. Then Tuesday through Thursday will be from 3:00 p.m. to 9:00 p.m., and then Friday and Saturday doing 12:00 p.m. to 11:00 p.m., and then Sunday doing 12:00 p.m. to 9:00 p.m. Again, this is just kind of our starting point. Obviously if we trend busier, then we're open to staying open later. X-Golf, I know, kind of started at around 9:00 p.m. and then they kind of went up to 10:00 p.m. and 11:00 p.m. on certain days. We've seen at the mall, at Orange Leaf that definitely winter has been slower for us. I don't know if it's the frozen yogurt standpoint or if it's just the mall in general. So, we'll just kind of play off of that and see what are the best hours there. We also wanted to close on Monday for an opportunity for venue rental. I have a lot of background in event management, so we plan to do the VIP room as well as like, full rental for corporate events and stuff like that. So, having a day blocked off that we can say no one's going to be here and we can sell this date, then that gives us opportunity as well.

Mr. Angle: Great, thank you.

Ms. Bernhardt: Yeah

Ms. Renk: What's the pricing? I mean, is it by the hour, how do you...?

Ms. Bernhardt: Yeah, so it's by the hour. So, it's \$30 an hour for one person. That's kind of the average. And we've looked at kind of maybe doing some kind of prorations throughout the week. And then maybe kind of upping that price, but an average of \$30 an hour per person. And that's really in line with our competition with Flying Squirrel in Speedway and Anarchy up on the north side. So, we're kind of right in the sweet spot. And then we also plan to do leagues, so offering discounts to league members as well and they would play at a lower price for that per hour.

Mr. McPhail: I'm not really familiar with this sport but I've heard a little bit. Do you request your guests to sign liability waivers?

Ms. Bernhardt: Yes, absolutely. So, we are working with WATL as well as our insurance provider to come up with a really solid waiver for them to sign, that they would actually need to sign as they book. And then we'll have tablets on site as well that they can sign. If they didn't sign beforehand, we make sure that they sign before they go out and ever pick up an axe. So, we will have that. And then we're also working with our insurance provider to – there are actually specific policies they write now, just for axe throwing venues – so, we're already working with him and he's already kind of given us a quote and everything to do the actual general business liability, and then having the liquor liability as well.

Mr. Clay: Any more questions from the Commission?

(Brief pause)

Mr. Clay: Thank you. We'll close it up and talk amongst the Commission. So, being the resident millennial on the Commission, I can say having been to multiple axe throwing establishments, I think this is a unique opportunity for the town. I think the Shops at Perry Crossing are in a unique position where we're starting to entertain a lot more younger people, and I think this is a good chance for us to bring in a few more. And it's pretty fun; I'd like to get you Bill and you Kent out there and maybe throw some axes. Yeah, that's it, you got the motion buddy. So, I'll entertain a motion for approval for the liquor application for Perry Crossing Riverfront, Hoosier Axe Throwing LLC doing business as LumberjAXE.

Mr. Kirchoff: I would so move.

Mr. McPhail: Second.

Mr. Clay: We have a motion by Mr. Kirchoff and a second by Mr. McPhail. Mr. Todisco, would you poll the board?

Mr. Todisco:

Mr. McPhail – yes

Mr. Angle – yes

Mr. Clay– yes

Mr. Kirchoff – yes

Ms. Renk– yes

Motion carries.

Mr. Clay: Thank you. Congratulations.

WISHES TO BE HEARD

Mr. Clay: With no public hearing or resolutions, are there any wishes to be heard?

(Brief pause)

ADJOURNMENT

Mr. Clay: I'll open us up for adjournment.


Mr. Angle: Move to adjourn.

Mr. Kirchoff: Second

Mr. Clay: All those in favor?

(All ayes)

Mr. Clay: Our next regularly scheduled meeting for RDC is Monday, August 7, 2023, at 5:30 p.m.
Thank you.

DocuSigned by:

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Philip Clay, President

DocuSigned by:
Lance Angle
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Lance Angle, Secretary