

PLAINFIELD REDEVELOPMENT COMMISSION

July 9, 2021

5:30 p.m.

Mr. Kirchoff: Plainfield Redevelopment Commission meeting for Thursday, July 9th.

PLEDGE OF ALLEGIANCE

Mr. Kirchoff: Would you join me for the Pledge of Allegiance?

DETERMINATION OF QUORUM

Mr. Kirchoff: Mark, if you could poll for a quorum, please?

Mr. Todisco:	Mr. McPhail – here
	Mr. Angle – (absent)
	Mr. Everling – here (virtually)
	Mr. Kirchoff – here
	Ms. Andres – (absent)
	Ms. Elston – (absent)

Mr. Kirchoff: We have three members, so we have a quorum for conducting business.

CONSENT AGENDA

Mr. Kirchoff: First item on the agenda is the consent agenda which is the approval of the minutes for the June 7, 2021 meeting. Entertain a motion for that.

Mr. McPhail: I would move that the minutes of June 7th be approved as submitted.

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

Mr. Kirchoff: Thank you, Gary. We have a motion and a second to approve the minutes for the June 7, 2021 meeting; everybody in favor of that, indicate by saying aye.

(All ayes)

Mr. Kirchoff: Minutes approved.

OLD BUSINESS

Mr. Kirchoff: Okay, we'll move on to our updates. Todd, do you want to talk about downtown?

Mr. Cook: Sure, I'll give a quick overview. We do have the – you know, the Barlow is pretty much operating on its own now; we've got everything going on there. They're starting to look for tenants for their other two commercial spaces now. In the parking structure, on our commercial spaces, both of them, we've got pretty good leads for potential tenants on there. I think maybe by the next meeting we'll be able to talk a little bit more about those. Keeping my fingers crossed on that. The Government Center is moving along right on track so we couldn't be more pleased. They're starting to put the skin on the building, and there are updates in your packet, in addition to that. I'll hold off on the Prewitt Theater, I think Cam's going to talk a little bit about that later, but everything's in good shape.

Mr. Kirchoff: Very good, thank you. Any questions for Todd?

(Brief pause)

Mr. Kirchoff: Okay, thank you Todd.

Mr. Cook: Thank you

Mr. Kirchoff: Next update, Cam on CDC.

Mr. Starnes: Yes, thank you. The CDC remains very focused on the Stanley property redevelopment. I don't know if you've been by there, you'll see a lot of physical changes, especially west of East Street with a combination of remediation work funded by the state Brownfield program to remove above ground storage tanks, underground storage tanks, over excavate soil, and most recently, excavate a stage 4 removal of some coal ash from prior use of the property, and some CDC funded work in partnership with the town and the Town Council to demolish some buildings and other structures there on the west side to prepare for development. The CDC is partnering with Woda Cooper on a housing development, redevelopment of the site. They will apply for nine percent low income tax credits later this month, so look forward to that. And also, with some encouraging leasing activity on the parking structure retail spaces with a

veterinarian office prospect on one side and a potential restaurant on the other, as well as backfilling some space in some other areas including the Midwest Aircraft property, and potentially a new tenant for a limited period for the Shady Lane property as well. So, that's been good activity, I think. And as Bill might attest, it's keeping us busy and on our toes. Any questions on that?

(Brief pause)

Mr. McPhail: None

Mr. Starnes: Okay

Mr. Kirchoff: Thank you, Cam. I see David is online to talk about MADE@Plainfield.

Mr. Rainey: Yes, thank you. So obviously there's a lot going on with MADE@Plainfield; we're approaching the substantial completion on July 29th. Actually, technically the project is deemed substantially completed, according to the contractors but there's still a lot of work to do. If you've looked, been by the building recently, there's some metal panels that remain to be placed at the front of the building. There was actually a delay in getting some of those; I'm happy to tell you that all the panels are on site now and that's good news there. Other things coming here, interior finishes should be complete by around 7/23 and we're actually looking to final punch the first floor July 15th and 16th. We've already punched out the second floor, and so they're working on getting all of that stuff picked up as far as all the paint, etcetera, and other little things that we noticed up there on the second floor. Things are moving along great. As normal on a project like this, there are some things that we're scrambling for at the end; some due to supply. Believe it or not you cannot find a projector, like an overhead projector for the classrooms; they just cannot be found so unfortunately those are delayed. So, we're working with the partners, and they've been helping to look for some temporary solutions for that type of stuff, but fortunately everything else is coming along great. We should have technology standing up in the building next week; potentially the elevators will be operational next week as well. Bill Castetter has been phenomenal to work with, from the town, as far as to get that technology piece, so that's been great. Aside from that, like I said, we've just got – I'm on vacation right now, coming to you from out of town, but I plan on being back in town next week and will have a full three weeks of heavy lifting to do to get to the end of this, but excited to get there. If you have any questions, I'd be happy to answer anything you might have.

Mr. Kirchoff: So, when will the first classes be held?

Mr. Rainey: August 22nd actually, is first classes for Ivy Tech, Vincennes; DHS has programming starting as early as August 2nd.

Mr. Kirchoff: Wow

Mr. Rainey: Yep, it's coming, it's exciting. All of the partners are excited to get their programs running as well, for sure.

Mr. Kirchoff: I was thinking you were on a tight schedule.

Mr. Rainey: We are. We are, there's a lot to get done. You know, aside from the programming and the partners, etcetera, I'm also working with the 501c3 Board. We are looking, probably in the next week, to bring on the facility manager. I've got multiple quotes and options to review with the Board on that, to basically manage the facility; service of mechanical, electrical, plumbing, as well as all the other aspects of what's it's going to take to run the building, aside from the classes. So, a lot to get done for sure.

Mr. Kirchoff: Well, good luck.

Mr. Rainey: Oh, we'll get there.

Mr. Kirchoff: Questions or comments for David?

Mr. McPhail: It's exciting.

Mr. Rainey: Yes sir. Looking forward to seeing everybody out there on July 29th.

Mr. Kirchoff: Okay, thanks David.

Mr. Rainey: Thank you

Mr. Kirchoff: Looks like Cam's going to talk about the Prewitt.

Mr. Starnes: Yeah, pinch hitting for Jim Rawlinson here. I wonder if the interim solution for projectors is for Dave Rainey is to be there in every class with a transparency, shuffle the transparencies. On the Prewitt Theater, as you all recall, this Commission preciously approved a project agreement that is consistent with the proposal that was received from the Keller Huff Group; the Town Council has done the same and authorized their respective Presidents to execute on advice of counsel. We've had some discussion with the developer since, some cleanup changes to the agreement and then one shift of some significance, I think, just in terms of the sequence in timeline that I wanted to make sure you were up to speed on, and that is instead of having a series of steps such as Design Review and final plans and permits prior to transfer of the property, the current agreement inverts that and would have a transfer of the property sooner, which is essentially contribution from the Redevelopment Commission to support the project, all subject to some milestone dates that if they're not complied with, the RDC would be able to execute power to revert the property ownership to the Redevelopment Commission. So, we've got everything funneling back into that specific remedy and any others that the agreement – which I think enable the developer to take next steps on its financing, which will likely be secured by the property, etcetera. So, we've got a good timeline that I think everybody feels good about

it; including the developer thinks it's achievable. There will be a robust design review process yet this year, final plans, building permits, and construction starting, and it looks like completion and operation next year. So, I think the project team is pretty encouraged by how that will come together. That was really the only significant change, is that sequence of events. I feel like it still protects the town, given that you have that reversionary interest in the property, should one of those milestones not be met, that you could execute. Otherwise, I think parties are continuing to be excited about taking next steps and moving forward. I know there's been some discussion with the neighboring property owner about sorting out – those building are pretty tied together, you know, so I think if Jim were here he would tell you that he was there with Keller Huff Group, meeting with the building right next door to the west, and they feel like they'll be able to sort out anything that needs to be sorted out; sorted out relative to roofs and drainage and easements and hallways. So, I think they were encouraged that through the process of redeveloping the space, it will cure some of those issues.

Mr. Kirchoff: Great

Mr. Starnes: Any questions on that?

Mr. McPhail: Sounds good.

Mr. Starnes: Okay

Mr. Kirchoff: Tim, has it been through the Plan Commission?

Mr. McPhail: No

Mr. Belcher: There was a zoning change.

Mr. Kirchoff: Oh, okay

Mr. Belcher: There was a sign or something that changed on the outside, or to the marquee.

Mr. Kirchoff: That's right, that's right.

Mr. Belcher: But not really a development plan, per say.

Mr. Kirchoff: Okay, all right; thank you. Performing Arts Center; Mr. Steve Dyson, I think, is online.

Mr. Dyson: Yes, I am, thank you. I'll give a quick update. I just want to say that we are still on schedule for the legal and the financing aspects of the 2021 Lease Rental Revenue Bonds Series C for the Performing and Fine Arts Center. Prior to this meeting the Redevelopment Authority adopted a resolution that authorizes the Bonds and approved the lease. The Commission has both a public hearing and a resolution to be heard tonight, that will basically do the other side of the arrangement between RDA and RDC, approving the lease and financing. I will mention that the financing mentions a Special Benefits Tax; that is a secondary form of financing we do plan

on using a Tax Increment from Six Points, U.S. 40 and S.R. 267. If the Commission moves forward and adopts the resolution this evening, the next step is for the Town Council, on Monday, to approve the financing, conduct an appropriation hearing, and approve an additional appropriation resolution. So, everything is going as scheduled and if there are any questions, I'd be happy to try and answer those.

Mr. Kirchoff: Any questions from anyone?

(Brief pause)

Mr. Kirchoff: I think we're good to go. Thank you, Steve.

Mr. Dyson: Thank you

NEW BUSINESS

Mr. Kirchoff: Okay, new business; Riverfront District. Mr. Cam?

Mr. Starnes: I'll pinch hit again; this is not my area. So, with that caveat, my colleague Kaitlin Voller has worked on this initiative – and at least the two of you in front of me will recall, the Town Council has passed an ordinance that creates a municipal riverfront development district which is an interesting tool that we've helped – and I know Kaitlin has done this with several other communities, helped other clients to free up the possibility of liquor permits within that district. Which as the downtown plan here calls for the addition of restaurants and other like establishments; it can be a very valuable way to attract those because that's often the first question that you get from a perspective restaurateur. So, with the adoption of that there's some policy aspects to how that gets implemented, and I know Andrew's been involved in discussions with Kaitlin. Mechanically speaking, when a potential restaurateur/bar owner or whatever it is seeks to apply for a permit under this riverfront district, there is an initial check that will come before the Redevelopment Commission. So, they will make an application, they will come here for consideration to make sure that is consistent with the plan and benefits that riverfront district before it then goes – actually I think Andrew is the input who will bring it here for consideration before then it goes, along with some accompanying information, to the ATC at the state. I think the Council also reviews the final determination but there is an interim step that will involve the Redevelopment Commission. So, we wanted to introduce that concept to the Commission this evening; make sure you are aware that that's part of the workflow for the application of a permit, now that that district is in place. Let me check Kaitlin's notes here and make sure there's not anything else that I wanted to bring up to you. Yeah, so just to clarify, the permit application will come into Andrew, it will come before the Redevelopment Commission for discussion, you'll make almost like a committee vote/recommendation back to the Council that will be the final arbiter of whether that will be approved, and then that goes to the ATC at the state.

Mr. Kirchoff: Okay

Mr. Starnes: And they have to support that with some other information.

Mr. Cook: (not at microphone) (inaudible)

Mr. Starnes: Oh, yeah, a little bit – we've done some TIF amendments in the past or tax abatement approvals that sometimes involve two different bodies, so we've got recommendations back and forth, and final approval at the Council level. There will be guidelines that you will need to adopt for how you will check any permit application against. And so, I think those will be forthcoming, that you'll adopt by resolution. I know that document has been in process and should be nearing final form for you all to consider at a future meeting.

Mr. Kirchoff: We had some of that in our packet, didn't we?

Mr. Cook: Yes, and I think the Council has approved some guidelines previously.

Mr. Starnes: Okay, excellent, there you go. So, that's a policy that you would need to adopt as a Commission that you'll then again, check against those applications, as I understand it.

Mr. Kirchoff: Okay

Mr. Starnes: Any questions?

Mr. McPhail: Cam, I don't have any questions on this application because – or this district, because I've been through the materials that was sent to us and you know, there's several steps to go through and I think they're all reasonable. This may not be the time to bring it up, but we need another one, another district, desperately, at the mall area. We've got a situation out there right now where we've got empty restaurants and there are no licenses available. I was in a meeting earlier today with the mall manager; she's got four clients right now that she can't tie up because there's no availability of license. You know, three of them need a three-way license, and one of them needs a two-way license. I don't know how quickly we can move to get another district going but...

Mr. Starnes: I think now that the process is familiar – and if Andrew had anything to add, great – that it could probably move even a little quicker.

Mr. Klinger: It's something that we've already started the planning on. I actually ran into her at a baseball game the other day and told her that we were already looking into doing an additional riverfront district that encompassed the Shops at Perry Crossing, which would then help them to be able to close those deals on some restaurant operations that they're trying to work on because that's been a roadblock for them; there are no licenses available.

Mr. Kirchoff: So, the existing licenses, did they sell to someone else, or what?

Mr. Klinger: I don't know what happened to them because yeah, the Claddagh and Stacked Pickle both had licenses; I don't know what happened to them.

Mr. McPhail: The research I've been able to do is Claddagh's, I don't know where it is, but I think the Stacked Pickle got sold. Because you know, it's an asset on their books...

Mr. Kirchoff: Sure

Mr. Starnes: Yeah, they can be pretty valuable.

Mr. McPhail: It's a pretty good asset, so... Apparently – and I can't verify that, you know...

Mr. Kirchoff: So, are they not tied to a geographic area?

Mr. Klinger: Yes – oh, liquor licenses are not.

Mr. Kirchoff: They are not, oh.

Mr. Klinger: There is a quota within a geographic area, but they can be bought and sold.

Mr. Kirchoff: Oh

Mr. Klinger: But what the riverfront district does, it allows us to operate outside the quota established for Plainfield.

Mr. Kirchoff: Right, right.

Mr. McPhail: And the procedure we put together, if it goes out of business, it comes back to the town; they can't sell it. So, I really like this process because it makes a lot of sense.

Mr. Starnes: Yeah, it's been a good tool that we've seen be positive. So yeah, you'll have 3,000 feet to play with.

Mr. McPhail: 3,000, all right.

Mr. Starnes: The other thing I did have some interaction with Kaitlin on as she was putting this together, is tying it to an existing plan. So, the fact that you have the mall there, it's in the U.S. 40 TIF; we'll be able to, I think, to create a nexus to some language in that plan about restaurants and commerce and commercial area that will enable those dots to be connected, so that it can be adopted as a district that relates back to that existing plan. It saves you from having to start over and do the plan first because that would add a lot of time.

Mr. Klinger: And that is, I think, why, from an approval process the process goes through the Redevelopment Commission. One of those requirements under the law is that not only is it in a riverfront development area, it also is within an economic development area. I mean, there's a

few different options there but we're primarily targeting properties that are within an economic development area. And so, downtown, the Prewitt Theater and the parking structure are both within the U.S. – if you recall, we extended the U.S. 40 TIF all of the way into downtown. So, both of those properties are within the U.S. 40 Economic Development Area. Obviously, the Shops at Perry Crossing are also within the U.S. 40 Economic Development Area so we can check that box as applications come through.

Mr. McPhail: Good

Mr. Kirchoff: Good

Mr. Starnes: And finally, we anticipate, I think, that the Prewitt will be the first application that you will see.

Mr. Kirchoff: Excellent, very good. Thank you.

Mr. McPhail: Thank you, Cam.

Mr. Klinger: I think we would like consent or a motion to the policies and procedures that were included in the packet there, so we can say they were formally accepted.

Mr. McPhail: Well, I would move that we approve the policies and procedures as presented in our packet, for the riverfront district.

(Brief pause)

Mr. Kirchoff: Gary, can I have a second?

(Brief pause)

Mr. Kirchoff: Gary, are you there?

Mr. Everling: I'm here.

Mr. Kirchoff: Okay, did you hear Kent's motion?

Mr. Everling: I did not hear that, I'm sorry.

Mr. McPhail: I'll repeat that for you Gary. I move that we approve the procedures for the riverfront district, as presented in our packet.

Mr. Everling: I got it, okay. I can second that Bill, if there's not been a second.

Mr. Kirchoff: There's not been a second. So, we have a motion and a second to approve the procedures and policies for the riverfront district, that was in our packet. Everybody in favor of that, indicate by saying aye.

(All ayes)

Mr. Kirchoff: Thank you; motion passed. Thank you, Gary.

Mr. Everling: You bet.

Mr. Kirchoff: Okay, Real Property Tax Abatement for PLD/Browning Venture LLC. Good afternoon.

Ms. Ross-Frost: Good afternoon. I'm Victoria Ross-Frost with HCEDP. Before I get started, I just want to say, I'm very happy to be back in person presenting to the Commission for the first time in over a year. So, it's good to be back. So, Browning is planning a new 715,000 square foot warehouse and distribution facility with some related office space, over there in AllPoints. The new spec building will be located at the southwest corner of 100 South and Smith Road and will be the fourth building the Browning has put up in the last 48 months. They anticipate \$28,612,280 in Real Property Investment. So, on behalf of PLD/Browning Venture LLC, we're requesting your approval to move forward on offering a 10-year Real Property Tax Abatement on their new spec building. I ran a real quick tax abatement saving illustration and that indicated that over the duration of the 10-year Real Property Abatement the project will pay a total of \$4,367,993 in real property taxes, with \$4,215,691 in tax savings. I also wanted to note that they intend to, or hope to if everything is on schedule, start construction in September of this year with completion by next June. Happy to answer any questions.

Mr. Kirchoff: Any questions?

Mr. Everling: I have none.

Ms. Ross-Frost: Thank you

Mr. Kirchoff: We have a resolution after while to deal with that.

Ms. Ross-Frost: Okay

Mr. Kirchoff: Thank you

Mr. Starnes: This should be the last time you hear from me. And again, as two of you here this evening will be very well familiar, the town and its various boards and commissions have been operating under an emergency order from the Governor over the last year through the pandemic, that allowed for certain electronic participation; that order is now expired. The Town Council has adopted a policy to allow remote participation in certain instances, with certain limitations. I would note, the Redevelopment Commission is a unique creature in that it's the only council,

board or Commission that has statutory authority to allow electronic participation in a meeting, so that's already in the statute, which is interesting. As long as one third are there in person, you can meet with the remainder electronically. I have consulted the Town's Attorney, Mel Daniel; he's advised that we might put this policy before you for the sake of making it the same across all boards and commissions for the Town of Plainfield. So it is, you will find in a few particulars, slightly more restrictive than your statute, which is permitted; you can go that way, not the other way. But it is a policy consideration on your part. I would also mention, should you wish to wait until such time as the full complement of the Commission is here to discuss, obviously you're free to table this. We wanted to get this in front of you, again, on the basis of making it a consistent policy across all the town and its various boards and commissions for electronic participation in meetings. Any questions on that?

Mr. Kirchoff: I know the Plan Commission adopted it as well as the Town Council did so...

Mr. Starnes: The Redevelopment Authority did earlier this evening; Town Council. I think the idea is to touch all of them. I've talked to Mel about PMIC as well.

Mr. Kirchoff: I guess I'd look to staff too; do we want to do it with just three, or is there a reason to wait?

Mr. Klinger: I would say wait, just so the other missing members have an opportunity to be a part of that conversation on policy, but it probably doesn't matter.

Mr. McPhail: Well, I – we have one attending that way this evening, and the other two have expressed to me their desire to have the policy where we can do that.

Mr. Kirchoff: Okay

Mr. McPhail: I feel comfortable moving forward.

Mr. Kirchoff: Gary, are you comfortable as well?

Mr. Everling: I do, I do as well.

Mr. Kirchoff: So, do we need a vote on that?

Mr. Starnes: Yes, it's in the resolution.

Mr. Kirchoff: It's in a resolution, okay. All right, very good. Thank you.

Mr. McPhail: I would move that we approve Resolution No. 2021-14.

Mr. Everling: I would second that motion.

Mr. Kirchoff: So, we have a motion and a second to approve Resolution No. 2021-14. Roll call vote, please?

Mr. Todisco: Mr. McPhail – yes

Mr. Everling – yes

Mr. Kirchoff – yes

Plainfield Redevelopment Commission Resolution No. 2021-14 is approved.

Mr. Kirchoff: Very good, thank you.

WISHES TO BE HEARD

Mr. Kirchoff: Do we have anybody in the audience that wishes to be heard?

(Brief pause)

Mr. Kirchoff: Kim, any online? Very good.

ADJOURNMENT

Mr. Kirchoff: It looks like our next regularly scheduled meeting is Monday, August 2nd at 5:30 p.m., in this room. We stand adjourned.

DocuSigned by:
Gary Everling
4B63820795B04A0...

Gary Everling, Vice President

DocuSigned by:
Bill Kirchoff
78C608CAFF9B48C...

Bill Kirchoff