

CONSENT AGENDA

Mr. Everling: I'll move on to consent agenda. You have the minutes; they were sent ahead of time. Are there any changes...?

Mr. Kirchoff: There's a typo on Mr. McFarley 's name.

Mr. Everling: Okay

Mr. Kirchoff: Mr. McFarley's name; they have them down as "Make" instead of "Mike".

Mr. Todisco: Okay

Mr. Everling: We'll get that changed. That change, any other?

(Brief pause)

Mr. Everling: Alright, I'll take motion to accept the minutes.

Mr. McPhail: I move that we approve as amended.

Mr. Everling: Alright

Ms. Renk: Second

Mr. Everling: Second, alright. Mark, will you go around please?

Mr. Todisco: Mr. McPhail – yes

Mr. Angle – yes

Mr. Everling – yes

Mr. Kirchoff – yes

Ms. Renk– yes

Plainfield Redevelopment Commission consent agenda for the minutes of August 1, 2022, have been approved.

Mr. Everling: Thank you very much.

OLD BUSINESS

Mr. Everling: Let's go to old business and get an update on the downtown projects. I think Andrew – no, Tim.

Mr. Belcher: Thank you. Andrew is not feeling well today so I'm filling in for him. And unfortunately, Todd is no longer with us so for now you get me for this part of the agenda. We're trying to fill the position; I think we closed the advertisement last Friday, so we'll see who we have applicant wise and hopefully we'll get a new good staff member. Just to give you a quick update on the downtown – I know a few projects are being reported on by others, but the art center, you see the foundation is being dug right now. There's what you call a shotcrete or slurry wall going in that allows them to dig without putting in sheet piling which would strengthen all the old buildings; it's a different way of stabilizing the earth, so that's going really well. They're on schedule but they had some trouble getting some of the materials like a lot of projects, but it's still on schedule. They like to be ahead of schedule so they're a little frustrated but it's still going well there. Krewson is another project, a transportation project downtown. It's a big part of the downtown project overall concept, from East Street to Center Street. The CDC, through funding through the RDC, has acquired the land that's necessary for that project. So, utility relocations, all those things that are going on need to be done before we can actually start our construction, which we hope to have completed by next year. So, a lot of things have happened, a lot of land has been bought, very difficult work has been done, it's just not visible yet. So, you'll be seeing some of that work soon, and hopefully some projects bid. Krewson, I think will be a really key part of changing the downtown and its whole feel. We also started a project the council approved, an alley enhancement project with Kimley-Horn. So, the concept phase has begun, the study phase. Phase one is basically the alleys right in the heart of downtown, the ones near the parking structure, the one behind the Prewitt, and the ones connecting across U.S. 40. So, I think we have a great opportunity, maybe not a big project like the art center but a big impact, right, to the downtown. So, that's going on. They're doing their base mapping right now and we'll have a group of people get together and start moving that project forward. So, we'll report more, hopefully in the future on that.

Mr. Angle: Do you have a timeline on that?

Mr. Belcher: I think by the end of this year we would hopefully have a concept.

Mr. Angle: Okay

Mr. Belcher: So, next year we may be able to bring an actual project and construct something.

Mr. Angle: Okay

Mr. Belcher: I know that we'd like to do it faster but I'm not sure I want to state that we could do it a lot faster, getting people's input. Because we'll be interacting with people's buildings...

Mr. Angle: Sure

Mr. Belcher: ...not just public alleyways, so we want to involve the business owners and how they might want to have their buildings – you know, maybe they might want to attach lights or something like that, make them better lit, something like that.

Ms. Renk: And that's in collaboration with Main Street Plainfield, correct?

Mr. Belcher: Exactly, so we really want Main Street to be a tremendous part of that, and we will get them involved as we go through that. So, looking forward to it.

Mr. Angle: And only because it's top of mind, we're doing a lot of meetings right now – how has a budget been thought about for something like that? I know we're not done with conceptual stages yet but...

Mr. Belcher: Well, just to find the funding for the consulting fees, we looked at – you may recall, it's been a couple of years now, but the U.S. 40 TIF comes down U.S. 40 and so it physically connects to these alleys now, so we can utilize those funds and the cash flows would support that.

Mr. Angle: Yeah

Mr. Belcher: So, again, once we have a scope and know what that cost might be, we'd come back and talk to you about that and see if we can fit it in with all of the other things that are going on. We'll certainly have to prioritize and pick the projects we want to do, but this one feels like a project that would have such a big impact even though it may not be millions of dollars, it'll be something that we hope we can do for much less.

Mr. Angle: Sure

Ms. Renk: Lance, this will be a really good opportunity too, for Main Street Plainfield to participate and perhaps apply for grant funding.

Mr. Angle: Yeah, that's fantastic.

Mr. Belcher: True, right, right. A great, first win for all of us.

Mr. Angle: Yeah. Well, thanks for the reminders on that, I appreciate it.

Mr. Belcher: Yeah. The other really large one that's indirectly funding through this possibly, is Avon Avenue from basically where it connects to Main Street north, to the bridge where it goes over the trail, a contract has been executed through the study phase. The road needs to be repaired anyway, right. It's really in terrible shape. We took that over in relinquishment from the state, but we also saw that has a huge opportunity for entry into the downtown; coming from north, coming in or going out, and how that would fit with our downtown concept. We're excited

to get started on that and maybe bring more to you in the future on that. The other projects that are in the downtown, I'll let others report on those, the Prewitt and other things. But there's good things going on in a lot of different areas. So, thank you for your time. If you don't have any other questions, I'll go sit down.

Mr. Everling: Thank you very much.

Mr. Angle: Thank you

Mr. Everling: Alright, CDC. Cam?

Mr. Starnes: Thank you, good evening. I will keep this fairly brief unless there are questions from you all. As you know, a part on the property and ready to deed pieces of that as needed to allow for the completion the of the Krewson rebuild, as that works toward design and construction. And of course, the CDC has otherwise been focused on the parking structure. The veterinarian office on the east side there is open and operating. That's been a great fit there; a good long-term lease. And the restaurant space on the west side, my understanding is white box work is nearing completion and we've scheduled a sort of hand off meeting with the tenant who is also on the agenda this evening. And I know he has a presentation and some things to talk to you about, so I won't steal that thunder. But related to Riverfront District and application for beverage permits, they have already secured the special exception needed (inaudible). But also, as a sign of that moving forward with the hand off for an approval, and then also the Stanley Property, we have talked I think previously about the environmental results that were positive. We're working with Woda Cooper on pinning down a closing date for the transfer of that property to Woda. I think they had initially have been awarded some tax credits; I think they are initially considering starting construction in the spring of next year upon completion and closing of their financing. When I last talked with the Principal there, he was wondering if they might be in a position to start even sooner. He didn't want to make any promises, but I thought that was positive news. Apart from that, any questions on the CDC?

Mr. Everling: I don't think so.

Mr. Starnes: Thanks very much.

Mr. Everling: Do you want to stay for Hobbs? Are you giving the update on Hobbs Station? And you can touch on the resolution while you're at it.

Mr. Starnes: The details on the mechanics of the resolution as proposed tonight, I might defer to my colleague Andy Kleinman who's here, as Bond Counsel for the Redevelopment Commission. This is an approval of the lease between the RDC and the RDA, this is the type of financing lease that the RDC and RDA have kind of used on multiple projects in the past, so you should all be familiar. It's a necessary step in the process toward the bond financing that's part of the Hobbs Station project. The project agreement calls for them to use those proceeds into the project upon

certain aspects. Again, beyond that I'll defer to Andy and/or Emma, but I think that's what's before you tonight on your agenda.

Mr. Everling: Questions on Hobbs?

(Brief pause)

Mr. Starnes: Okay. Drinkard, the update there is that Strategic Capital Partners, the selected developer for that project, has triggered the first of two extensions of the due diligence period within their project agreement. We had heard from them all along that they would anticipate needing at least one of those, so it was not a surprise. That was additional earnest money that was not refundable to the Redevelopment Commission at least – I know and the rest of us are anxious to see the project move forward more so than receiving additional earnest money, but that is an additional 60 days to add to the due diligence period. I think we have a title commitment already, survey is in process, it's largely driven by the rezoning of the property, so we'll see how that process goes and we'll continue to try and keep them moving forward. But that will – if I'm not mistaken push closing toward the very end of the year on transfer of property, close to it, and then there is one more 60-day extension that they have in the due diligence period, which hopefully we won't need but we'll see.

Mr. Everling: Are there further moneys committed on each extension?

Mr. Starnes: Yes

Mr. Everling: Yeah, okay. Any questions?

Mr. McPhail: I did have contact with Will Zink, and he says they hope to have some revisions of some of their drawings for staff this week.

Mr. Everling: Okay, good. Alright, thank you.

Mr. Starnes: Thank you very much.

NEW BUSINESS

Mr. Everling: Let's move on to new business, and we'll have the Mexican restaurant come up. And I want to make sure I pronounce it correctly, so tell me how to pronounce it. It looks like Thlacos.

Mr. Maldonado: Thlacos, it's actually the Aztec name of the tacos, so you take out the "L" and the "H", you have tacos.

Mr. Everling: Yeah, okay.

Mr. Maldonado: So, that's how Aztecs used to call tacos. Since we want to bring something more cultural in, I think that was a good name to call.

Mr. Everling: I love that.

Mr. Maldonado: We have experience with restaurants and one of the partners, was part of El Meson here in Plainfield. I think they closed in like 2021, I don't know, I think they had some trouble with the lease. So, he really helped them; they were in business for about 10-11 years, I believe. But they have other locations too as well, so. So, yeah, we want to bring a different type of restaurant here in Plainfield. We want to bring like an upscale restaurant. We haven't seen that in Plainfield on the west side; there's some upscale on the north side. I don't know if you guys are familiar with Verde, Toro, they're kind of like upscale and the menu is different. So, we want to compete with that. In Plainfield there's not a restaurant like that so I think it would be a really good attraction and bring different people. We will have mariachi bands every Friday. We want to do that at other restaurants, but they're too far and usually the mariachi bands are in Indianapolis, so Plainfield will be perfect for to start. So, we kind of have the environment at Toro in downtown every Friday, every two weeks they have a band like salsa, mariachi, rock and roll. It's just a band; we're not expecting to dance, we're not going to ask for dance. We're going to close like 11:00 p.m., so it's not going to be like a nightclub. It's just going to be like a pure restaurant with just LIVE entertainment. We're also going to have like a different type of menu. We will have like more Mexican menu so we will have like handmade tortillas, just something that most restaurants, they don't do here in Indiana. So, here's like the plan of the restaurant, how it's going to be. There's going to be patio; there's going to be also a private room for about 40 people, there's also going to be another private room with like a screen so like meetings can take place, business or parties or whatever they would like. We try to look more like upscale restaurant, like I tell you. These are some pictures that we have taken from some Mexican restaurants. We are based on those ones, so our bar is actually going to look like that one. That's how we are expecting to look. We are working with Mexico right now to bring all the furniture because we want to be more authentic. So, yeah, these are kind of the upscale restaurants in Mexico that we are looking to be here in Plainfield.

Mr. Everling: So, this isn't a current restaurant you have, this is just...

Mr. Maldonado: No, this is some restaurants that we are looking at.

Mr. Everling: Right, so it's conceptual.

Mr. Maldonado: Here is one that is actually close. It's called Verde, it's on Keystone. We actually took some pictures out of there because we – and we talked to them about what we are doing. This like the patio, we want to make like a patio area. There was some concern with Plainfield so that's why I took that one restaurant that we have right now with the patio, how it's going to be like at the fence. So, the fence isn't going to be like concrete, it's just plants, and that's how we're going to separate the patio from the sidewalk. So, yeah, the patio room, we're going to have like

some really nice furniture outside. Kind of like Verde to be honest. If you've been there, it will be similar, what we are wanting to do. These are some pictures of the menu that we have. We just don't want to focus on the alcohol, we want to focus on food. We want to bring like Mexican – I'm from Guatemala so I'm trying to bring more Guatemalan food as well. And then as I told you, handmade tortillas, and to bring more of the Mexican culture to Plainfield. So, this is like a picture of how our plates are going to be, we try to focus more on how it looks because when you see a plate that looks really good you want to try it, you know. As you can see in the back one, like the steaks we serve on a wood tray and people like it. And we trying to do something like that, something more different. So, yeah, this is like our drinks – just like the menu, the drinks, we're trying to be more colorful, more attractive to people. So, it's not going to be like a regular margarita. It's going to have good flavor but it's going to attract more people, different than other Mexican restaurants here in Plainfield. So yeah, I think this will attract a lot of people from the surrounding areas. Like Avon doesn't have something like this. Actually, Cooper's Hawk actually brought a lot of people, we have been eating there. So, we kind of see like a new restaurant brings like a lot of people there. So, like Avon, Camby, Brownsburg, Danville, so there's a lot of area that people can come because there's going to be something that's not around here. If you find a restaurant like this, it's going to be up north.

Mr. Everling: I may have missed it; do you have other restaurants?

Mr. Maldonado: Yeah, we have other restaurants in Connersville, Henderson and Cambridge.

Mr. Everling: Okay

Mr. Maldonado: And we also want to do catering as well, so you can see we're not here for the liquor; we want to do catering to the warehouses, we want to grow here as well.

Mr. Everling: Sure, sure. It looks delightful.

Mr. Maldonado: Yeah

Mr. Everling: Thank you for your presentation.

Mr. Maldonado: Thank you

Mr. Everling: Any questions or thoughts?

Mr. Angle: Yeah, thank you very much for coming today, we greatly appreciate it, and sharing some of your vision and your concepts. Just a couple of quick operational questions, you mentioned maybe being open till 11:00 p.m. Is that kind of your standard hours, or have you figured that out yet?

Mr. Maldonado: So, for Monday to Thursday we think we're going to close like 9:30-10:00 p.m. Friday and Saturday we like being open – we don't know yet. Since the restaurants around

neighborhood, we don't want to be a bother to them, so we're thinking about 10:30-11:00 p.m. We still don't know.

Mr. Angle: Yeah

Mr. Maldonado: We don't want to be a conflict with our neighbors, so we want to be more responsible. They even asked last time I was here to not have music outside on the patio and we said okay, we don't want to create conflict with them. We are still looking at it, but we probably be like 10:30, to be honest with you guys.

Mr. Angle: Yeah, and then you might need to change as the art center opens, and other things start happening around. So yeah, you'll just work through that.

Mr. Maldonado: Yeah

Mr. Angle: How many seats are the patio going to have?

Mr. Maldonado: I believe about 20 seats.

Mr. Angle: Oh, okay.

Mr. Maldonado: Or probably less than that, because we try to do like a nice patio, like a Stone Creek patio. Have you seen one, like a sit down and there's like a fireplace in there, so we want to do something like that.

Mr. Angle: Okay

Mr. Maldonado: So yeah, we want to bring something different. Plainfield downtown is changing...

Mr. Angle: Oh, yeah.

Mr. Maldonado: So, I think it would be a good fit for this.

Mr. Angle: And then Brandon, the last question is are you thinking about having reservations, so folks can make reservations?

Mr. Maldonado: Yeah, we're thinking about having both...

Mr. Angle: Oh, good.

Mr. Maldonado: ...reservations and – yeah. When Cooper's Hawk opened you couldn't get in there because you didn't have reservations, so...

Mr. Angle: Right

Mr. Maldonado: So hopefully we're the same way. So yeah, we're going to have reservations, we're going to have online ordering, we're going to have everything.

Mr. Angle: Okay. Well, I wish you a ton of luck and I know that we will be there when you open.

Mr. Maldonado Thank you

Mr. Angle: Thank you

Mr. Everling: Is there a date that you're...?

Mr. Maldonado: So, right now we're waiting for Plainfield to finish, so we're thinking about December, but probably move to January/February or something. Because we want to – especially the summer, it's better for us because more people get outside. So, it would be better if we – like February/March because spring starts coming in, people start coming out. So, we'll see; we'll see when construction ends, we take over, and yeah, how long it will take.

Mr. Everling: Well, we wish you all the best.

Mr. Maldonado Thank you

Mr. Everling: Thank you for taking the time tonight. alright, let's go to public hearing ...

Mr. Starnes: Sorry to interrupt. I think there is a consent there to be taken. When we put the Riverfront District Ordinance together, it contemplates the process whereby certainly the Special Exceptions needed in Plainfield. Also, in order to move forward and secure the license I think they need the Redevelopment Commission to consent by vote to doing so. I think the logic was, most of these projects that will be coming through this process, like Prewitt did previously, are downtown or are related to the downtown project with which the Redevelopment Commission is familiar. So, this made more sense as opposed to one of the zoning bodies, like the Board of Zoning Appeals or Plan Commission. So, I think having heard that and reviewed the materials, there's a consent to then allow for the grant of the license or allow Tlahcos to secure its alcoholic beverage license.

Mr. Everling: Cam, then we need to go through a formal – we need a motion for that?

Mr. Kirchoff: No, just consent.

Mr. Angle: I think just consent from the Commission.

Mr. Starnes: I think consent is sufficient.

(Consent is given)

Mr. Everling: Very good. Thank you, Cam, for that clarification. On the Hobbs Station project, before we move on to that resolution, Andy, did you have anything else that you wanted to add to that?

Mr. Kleiman: Not unless you have any questions.

Mr. Everling: Well, let's get a motion on the table. I'll make the motion to...

Mr. Kirchoff: Do we not need the public hearing?

Mr. Everling: I'm sorry?

Mr. Kirchoff: We need to do a public hearing.

Mr. Everling: Okay, so...

Mr. Kirchoff: Allowing for any input from the public.

Mr. Everling: Okay. Does anybody have any comments for the proposed lease agreement for the Hobbs Station project?

(Brief pause)

Mr. Everling: Hearing none, then we can move on to...

Mr. Kirchoff: You close the public hearing.

Mr. Everling: ...close the hearing out. Thank you, Bill, just help me along here.

RESOLUTIONS

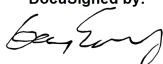
Mr. Everling: Okay, is there a motion for this resolution, for Plainfield Redevelopment Commission Resolution No. 2022-10 – A Resolution of the Plainfield Redevelopment Commission authorizing the execution of a lease between the Plainfield Redevelopment Authority and the Plainfield Redevelopment Commission, pledging the proceeds of a special tax to pay lease rentals, and all matters related thereto (Hobbs Station Project).

Mr. McPhail: I would move to approve.

Mr. Everling: Second?

Mr. Kirchoff: Second

Mr. Everling: Any discussion, comments, questions from anybody?

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Mr. Gary Everling, President

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Mr. Lance Angle, Secretary