

CONSENT AGENDA

Ms. Andres: Our first item is our consent agenda approval of our July 9th meeting. Any discussion on those minutes? If not, I'll have a motion to approve please.

Mr. Kirchoff: So moved

Mr. McPhail: Second

Ms. Andres: I'll abstain since I wasn't here. All those in favor, Mr. Todisco?

Mr. Todisco: Mr. McPhail – yes

Mr. Everling – yes

Mr. Kirchoff – yes

The Plainfield Redevelopment Commission Consent Agenda for the minutes of July 8th, 2021, meeting have been approved.

Ms. Andres: Great, thank you.

OLD BUSINESS

Ms. Andres: Next we have some old business items. Up first is an update on downtown projects with Mr. Cook.

Mr. Cook: Thanks Jennifer. Just briefly, there was a Government Center and Performing and Fine Arts Center update in your packet. We're tracking the Government Center as about 42% complete. The skin is starting to go on and it looks a lot different when you're coming in from the west side. I heard somebody called and maybe asked Stephanie why we were doing a green Government Center.

Ms. Andres: Very colorful

Mr. Cook: Yes, very colorful, but it obviously will not be green. Green energy wise, but not green exterior wise. I think I mentioned last time that we were getting pretty close to a couple of tenants for the parking structure retail spaces, and we're even closer now. Hopefully we'll have this wrapped up – I think we have a CDC meeting next week, and we'll probably cross all the "t's" and dot all the "i's" there. I didn't get an update on The Barlow's remaining spaces, their commercial spaces; I asked for one, but didn't get one, so I imagine – well, actually I had sent a

prospect over there that we couldn't accommodate, so I'm kind of surprised we haven't heard back on that. We did close on the Prewitt, but I'll let – I think Marlon is going to fill in for Jim Rawlinson tonight on that; I think Jim was out of town. That's about all I have, any questions or concerns anybody has?

(Brief pause)

Ms. Andres: I don't think so, thank you.

Mr. Cook: All right, thank you.

Ms. Andres: Let me just ask you really quickly though, before you sit down...

Mr. Cook: Sure

Ms. Andres: The River District, are we going to talk about that later?

Mr. Cook: I really just kind of put those maps in there for your information. I think I didn't include the downtown map last time; I think I had all of the other documents, but I don't think I had the map, so I just wanted you to be aware of kind of what the map of the district looked like. Also, we did talk a little bit about the Perry Crossing District at the last meeting, and we've kind of put together a map for that, so I just wanted to share that. Our hope is to take that to the Council, the ordinance to the Council next Monday, so I'm just trying to – I didn't really have anything formal on that, but I wanted to share the maps with you all.

Ms. Andres: This might be a question for you, or maybe even for Cam, I was just looking at the two different maps and the one for Perry Crossing has buffer areas and things like that that I don't see with the downtown area, is there a reason there's a distinction...?

Mr. Cook: It's just still in the draft stage...

Ms. Andres: Okay

Mr. Cook: We'll carve all that buffer area out; I think what we were trying to do was just kind of try and show you what the 1,500 foot boundary was and what the 3,000 foot boundary was. We're going to carve out all of the residential and parcels that don't make any sense to be there; I think basically what we're going to have there is basically the Shops at Perry Crossing and the land to the south, and then most of Plainfield Commons in there.

Ms. Andres: Okay, great.

Mr. Cook: Yep

Ms. Andres: Thank you. Next up we have an update on the CDC from Mr. Starnes.

Mr. Starnes: Yes, good evening.

Ms. Andres: We cannot hear you; can you hear us?

Mr. Starnes: I can. How about now?

Ms. Andres: We still can't hear you.

Mr. Starnes: Sorry, it looks like – I'm not muted, it looks like my microphone was unlocked.

Ms. Andres: Lance just joined as well, Mark.

Mr. Todisco: Okay

Mr. Starnes: Hello?

Mr. Rainey: Just to test: can anybody hear me? This is David Rainey.

Mr. Starnes: Yes

Mr. Angle: I can.

Mr. Rainey: Okay

Mr. Starnes: Still off on my end?

Ms. Andres: We still can't hear you.

Mr. Starnes: You can't hear me?

Ms. Andres: Oh

Mr. Angle: I hear you.

Mr. Starnes: You can now?

Ms. Andres: Yes

Mr. Starnes: Good, okay. I could hear everybody just fine, so I don't know what that was.

Ms. Andres: Now then, update on CDC.

Mr. Starnes: Great, thank you. I apologize; I pointed out to Todd, I think the meeting invite I have still asks members – well, those other than the Commission members, to attend virtually, but I think we're all back in person now, so I'll be sure and be there next time. The CDC, since our last meeting, has been primarily occupied with working with Woda Cooper, the developer it selected

to partner with on a 9% low-income housing tax credit application to IHCD, and that was filed at the end of July, or towards the end of July. So, thank you to Todd and the Council and others who helped; it was certainly a team effort to get that in. We're hopeful now; it's a bit of a waiting game quite frankly, but we're hopeful to see that project awarded tax credits, so they can move forward toward vertical development that would start next year. That's been the bulk of it, apart from working with the broker on those retail spaces on the parking garage. There are some advanced discussions with a restaurant tenant, which is exciting to everyone, but that's been the bulk of the CDC activity since the Commission's last meeting. Any questions?

(Brief pause)

Ms. Andres: I don't have any questions, does anyone? No, great, thank you. Next then we've got an update from MADE@Plainfield with Mr. Rainey.

Mr. Rainey: All right, thank you. Everybody can hear me, okay?

Ms. Andres: We can hear you, yes.

Mr. Rainey: Perfect, all right. First of all, I apologize that I didn't get a written report out to you all. We were in the middle of trying to get occupancy and preparing for the ribbon cutting, and things were pretty hectic last week. I saw a lot of you there. That is a good point to bring right now, is that we had our ribbon cutting on Thursday; it was a phenomenal turnout from everyone around the community, even from state, so it was successful, and we are open. We had our final occupancy on Friday. Prior to that, when we were at the ribbon cutting, we had an occupancy, but it was conditional upon certain things being completed and we could not have occupancy such as classes starting. So, that all got behind us on Friday; the contractors did a great job bringing everything to close on the necessary items that the town inspectors and the Fire Marshall were looking for, so that was great news. And we were actually having classes at MADE@Plainfield this morning, today. So, that was great; we had Ivy Tech, Vincennes – I'm sorry, Vincennes was having classes and DHS was also having a training course as well, so I think Ivy Tech starts classes here at the facility in the next few days. There is still work to be completed. We're still working obviously, to punch out the building, and there's some work preceding with construction that we didn't quite get done, but it was not an issue for the inspectors, so we'll continue to get that completed, as well as some improvements that we're making to the intersection. I do want to make a note that as part of the Plan Commission approval, there was a fence that was required to the north, adjacent to the neighborhood, so that is still coming, in case there's any questions about that. There's still a fence to be installed there but due to the – basically it was manufactured in the wrong color, and I made them return it so that we can get the fence delivered in the right color. As soon as they get that done – hopefully in the next two weeks that will be installed as well. I'm happy to answer any questions for you that you might have.

Ms. Andres: I think it was exciting to see the improvement. And well done on getting it done before Plainfield Schools needs to be heading back and going there, so great job. It's really exciting stuff to see, and it's exciting that classes have already started, so that's great news.

Mr. Rainey: Absolutely, yep.

Ms. Andres: Any questions or comments from the group?

(Brief pause)

Ms. Andres: Great, well thanks, well done.

Mr. Rainey: All right, thank you so much.

Ms. Andres: Next we have an update on the Prewitt Theater – Cam is going to do the Prewitt Theater? All right, Cam you're up.

Mr. Starnes: Sure, as you all know, we have a project agreement signed with the developer the Keller-Huff Group, and in the last month, since the last meeting, we have gone through with the transfer of real property to the Keller-Huff Group of that development. Again, all subject to the right of reverter, should there be any defaults conditioned or breaches of that agreement. Andy Kleiman, who I see is there in person – hi, Andy – reviewed the deed and the vendor's affidavit and got those finalized with the title company, and President Andres executed those just last week. So, that transfer has occurred, and we'll look forward to meetings starting on design process, design review, working towards a final design that would be due yet this fall, I believe. Any questions on that?

Ms. Andres: Any questions on the update? No, again it's exciting that it's moving forward. Thank you for all the work on getting that accomplished, I know that was a big lift too. So, thanks Cam.

Mr. Starnes: Exciting project for sure, thank you.

Ms. Andres: And then our last update is on Performing and Fine Arts Center Bonds, with – Mr. Cook.

Mr. Cook: I'm pinch hitting for Steve tonight. Really there hasn't been – you know, most of the work's done but last Wednesday there was a rating call with S&P, and they expect to have the results Wednesday afternoon this week, but that's really all that's transpired. Andy Kleiman could probably answer any specific questions you have, but everything seems to be moving along as we thought it would.

Ms. Andres: So then, will those results be presented next meeting, in terms of the cost?

Mr. Kleiman: Yes...

Ms. Andres: Perfect

Mr. Kleiman: The Bonds sale is – the closing is August 31st, the actual sale, I think, is the 17th, I think.

Ms. Andres: Okay

Mr. Kleiman: So, yeah, we'll have the pricing in the next couple of weeks.

Ms. Andres: Great, thank you. Any other questions?

(Brief pause)

NEW BUSINESS

Ms. Andres: All right, that's our final old business item, so we'll move on to new business, which is Real Property Tax Abatement for Duke Realty Limited Partnership, with Ms. Victoria Ross-Frost.

Ms. Ross-Frost: Good evening everyone. Before I jump in, I did want to note that we have Kate Ems, Vice President of Leasing and Development with Duke Realty on the call, in case any questions do come up. So, I'm here today because Duke is planning a new 203,000 square foot speculative industrial facility. The new building will be located at the northeast corner of Bradford Road and Midwest Drive, so that's just south of the Snyder's Campbell's facility. They anticipate \$10,192,000 in real property investment. So, on behalf of Duke Realty Limited Partnership, we are requesting your approval to move forward on offering a 10-year Real Property Tax Abatement for their new speculative building. I did my tax abatement illustrations to try to get an idea of the tax impact of that abatement, and over the duration of a 10-year real property abatement, the project will pay a total of \$1,555,925 in real property taxes, with \$1,501,675 in tax savings. Happy to answer any questions.

Ms. Andres: Great, thank you. We have the report included in the resolution, any questions on the report, or other information we'd like to see?

(Brief pause)

Ms. Andres: Great, thank you.

RESOLUTIONS

Ms. Andres: Seeing none, we will continue to move on to our resolution; that is Resolution No. 2021-15 – Resolution of the Plainfield Redevelopment Commission Approving the Real Property

Tax Abatement Application for Duke Realty Limited Partnership. Any further discussion? Or I'll have a motion to approve.

Mr. Kirchoff: So moved

Mr. Everling: Second

Ms. Andres: I have a first and second. Mr. Todisco, will you call roll please?

Mr. Todisco: Mr. McPhail – yes

Mr. Angle – yes

Mr. Everling – yes

Mr. Kirchoff – yes

Ms. Andres – yes

The Plainfield Redevelopment Commission Resolution 2021-15 is approved.

Ms. Andres: Great, thank you so much.

Ms. Ross-Frost: Thank you

WISHES TO BE HEARD

Ms. Andres: Does anybody wish to be heard from the audience today, either in the room or virtually?

(Brief pause)

Ms. Andres: I don't see that we have any, so then our next meeting – we have a holiday coming up next month, so we're moving to Thursday. Mark your calendars: Thursday, September 9th at 5:30 p.m.

ADJOURNMENT

Ms. Andres: So, with that, then we are adjourned. Thank you.

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Jennifer Andres

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Jennifer Andres, President

DocuSigned by:

Lance Angle

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Lance Angle, Secretary