



Mr. Everling – yes

Mr. Kirchoff – yes

Ms. Andres – yes

Redevelopment Commission meeting minutes have been approved.

Ms. Andres: Great, thank you.

## **OLD BUSINESS**

Ms. Andres: Next up, we've got a couple of old business updates. First, we will have one from Mr. Cook on downtown projects.

Mr. Cook: I think this will be a really quick update. The parking structure is substantially complete. The elevator, which is kind of the last hurdle, was delivered today, and that's kind of been the hold up for completing that. So, we think that realistically, it may be September time frame to get that installed and operational. So, that will open up the upper floors of the parking structure. The Vine Street side is open, and a few folks are parking in there. I think, in the parking structure update that BF&S does, I think they have a picture of some cars parking in there too. I have not parked in there yet, but I'm tempted too, especially on a hot day; things are going good there. The Government Center and the Performing and Fine Arts Center, you have those updates from BF&S as well. We're sort of – Bill, you had asked at the last meeting about that 50% construction start for the Government Center.

Mr. Kirchoff: Right

Mr. Cook: I doubled back with BF&S on that, and that's sort of all of the preliminary things that have to come into play. You know, like the contract documents, the utility coordination, developer selection, all of the things that kind of lead up to that. So, it's not actual physical construction start, but kind of the lead up activities. The print building is getting demolished today, so that will complete the footprint for the Government Center. And we're hoping to kick that off – I think we're thinking A September-ish, October-ish start there; we're getting ready to move on. The Barlow is probably the most active in downtown. They are working on the eastern side brick work; it's really looking good, really fitting into the downtown. We get a lot of compliments on it. You can see on the spreadsheet that they are kind of working top-down on the finishes. I think it would be great to maybe make a tour available to the RDC members, if you'd like. We could probably work with Dave Rainey on that; I know Shelby would be anxious to host us there. So, that's just kind of a quick review; are there any questions on any of the projects in the downtown?

Mr. Kirchoff: Todd, maybe it was just me, but I could not find the – there were references to the Government Center, parking facility reports, nor the MADE@Plainfield reports, I couldn't find them. Did everybody else find them?

Mr. Angle: I got the Government Center and the parking structure, but I didn't see the MADE@Plainfield one.

Mr. Kirchoff: Where were they?

Mr. Angle: Three separate emails.

Ms. Andres: I received them as well, but they were in different emails.

Mr. Kirchoff: Okay, thank you

Mr. Angle: Jennifer, you got the MADE@Plainfield?

Ms. Andres: I did not get that one, no.

Mr. Angle: Yeah

Mr. Cook: Did I leave it out? I'm sorry, I'll get that out if I did. I definitely have it, so I'll get that to everybody.

Mr. Rainey: Todd, I can speak to that. As far as the current MADE@Plainfield update for August, I was going to distribute that for the Council, and I apologize that I didn't get one to the Board here tonight, but I can give you an update on that project.

Mr. Angle: Well, Todd, before you get off of here – as it relates to the Government Center and Performing and Fine Arts Center, when are we anticipating either financial review with the RDC or Council, or – when are we anticipating that being scheduled?

Mr. Cook: That's a good question.

Mr. Angle: That's why they pay me the big bucks, man.

Mr. Kirchoff: Well, quite honestly, since we haven't seen anything, I'm surprised that you're saying we're ready to start construction in September. I mean, I've not seen anything that would make that kind of a schedule possible.

Mr. Starnes: I will say, from my perspective, we've had some correspondence, I think, initiated by Steve Dyson and Andrew, with Baker Tilly, about a call to approvals and financing with Dave

Umpleby who will work on the Bonds for that project, from Taft, and myself and the Baker Tilly team, and some town staff. So, I think there is some – I think we're going to schedule that call for early next week. So, that conversation is starting, in terms of what the structure of those Bonds will be and what the approval time frame will look like, which is certainly related. But just so everybody is aware, that's sort of starting to pick up a little bit, and that will start to place things on the calendar, in terms of what Boards will receive, or will have Resolutions to consider on what dates. So, that's yet to come but we're starting to gear up.

Mr. McPhail: I think I can jump in here just a little bit. The downtown committee met again today, and it is our plan to have total cost estimates and summary to the Council before next Monday.

Mr. Kirchoff: Thanks

Mr. Angle: Great

Mr. Cook: Thanks, Kent.

Mr. McPhail: The Council hasn't seen that yet, and we were trying to refine that again today, and we just about have it ready to put in print and get it to the Council.

Mr. Angle: Well, that's a great next step. I'm also kind of curious as to what approvals will be necessary to continue down this path too. I guess it's just the financial piece that's left, or are there still some overall approvals needed to be able to do projects like this?

Mr. McPhail: Well, it has to go to the Plan Commission. It's our hope that we can go to the Plan Commission in October.

Mr. Angle: Sounds good, thanks.

Mr. McPhail: But that's based on Council approval.

Mr. Angle: All right Todd, you were let off the hook there. Thanks everybody for all of your feedback. So, Bill, it seems there is a lot more to come – I'm with you on the nature of how we're stating like, grand opening dates, and construction start dates, and the things of that nature, but there are still a lot of approvals pending.

Mr. Everling: As far as the Arts Center goes – are we managing that, or is that going to be contracted out? This was probably discussed before I got on the Commission. But are we contracting that work out, in terms of booking talent and selling tickets? Is that in our wheelhouse, or is that being done by somebody else?

Mr. Cook: I believe that will be contracted out.

Mr. Everling: Okay, do you know the name of the organization we will be using?

Mr. Cook: That's not been determined yet.

Mr. Everling: Okay – but I presume there's been some pro forma done in terms of how much, how many concerts or productions, or what the events would be and how many tickets would be sold and sort of – is there anything like that that is available to look at, or is that still being developed now?

Mr. Cook: It's being developed.

Mr. Everling: Okay, thank you.

Ms. Andres: Anything else on the Government Center? I think, Gary, if you'd like, there may have been some information that was produced. Because I do feel like we had at least some preliminary discussion along those lines, very early on. All of it probably is still, of course, subject to change now as we get closer. But if there's things that you need, please feel free to reach out to Todd and we can make sure we get you any background that you may have missed before you joined.

Mr. Everling: Thank you

Ms. Andres: Any other discussion on the Government Center/Performing Arts Center?

(brief pause)

Ms. Andres: If not, lets move on to our update for MADE@Plainfield.

Mr. Rainey: All right, thank you. Really quick, I did want to make one note on the Barlow project. The East Street work that's being performed right now, which is closely related to the improvements of Barlow, that is still on track to be delivered prior to September 19<sup>th</sup>. So, I just wanted to put that in there. As far as MADE, if you've been by recently, you'll see that there's obviously a lot of steel work going on. So, Geiger & Peters continues to detail the steel work. Happening here in the next couple of weeks, they're going to actually start forming up and pouring the curb islands. So, the islands and curbing in the parking lot are going to start here pretty quick. Like I said, Geiger & Peters are going to continue to detail the steel. We're actually going to start prepping the sub slab for electric and plumbing, prior to any concrete being poured, of course. I've got some milestone dates – I guess first of all, importantly, the project is currently on schedule and we have not had any delays or any reports of any material, or switch gear, or elevators, or anything like that being delayed due to COVID. So, we're continuing to keep up on that and making sure we're pushing some of those through. So, here coming up, some

milestones: plumbing on the under slab, they're going to mobilize to start that work on August 10<sup>th</sup>; we're going to actually start pouring slab on deck on the second floor on September 7<sup>th</sup>, and then we'll start slab on grade the week of 9/21. And then of course, structural steel, they're continuing the detail, and that looks like it's going to complete August 31<sup>st</sup>; that's the target date for that. The building is, obviously we're proceeding along very well with the building. Obviously, no delays to this point. As far as the partners are concerned, we continue to have coordination meetings. In fact, I've been meeting with all of the partners here in the last several weeks; I have a meeting with Vincennes and Ivy Tech in the next two weeks here, to have coordination meetings as far as just making sure everything is coordinated; floor boxes, electrical boxes, all of that, for the project as they begin to – and of course, they're working on their programming that they'll be starting up here at MADE in July of 2021. So, I'm happy to answer any questions for you with regard to MADE. I'd love to – I've already shown the building off; we had a coordination meeting and the Town Manager was able to come out and be a part of that. It's not really conducive right now – because we're doing a lot of overhead steel – for tours, but as soon as that gets done and we get some stairs in, I think that'd be a great time to be able to show the space and the area of the building. Again, if you have any questions, please let me know.

Ms. Elston: Do you anticipate any issues with traffic as school begins? I'm assuming you've made some plans toward that.

Mr. Rainey: So, we have – as far as right now, no, not at all, we don't anticipate any traffic concerns. We are working on some improvements on the intersection there at Reeves Road and where the MADE project is. There will be another light that will go in there, and we'll have pedestrian crossings on the corners there. But that will be addressed; basically the traffic flow will, it will continue to be a yellow light on Reeves Road, and then if somebody were to approach on either the high school or MADE side, that will trigger a timed response for the lights to allow that traffic to flow.

Ms. Elston: Thank you

Mr. Rainey: Yep

Ms. Andres: Any other questions for Dave?

(brief pause)

Ms. Andres: Hearing none, I apologize Cam, I jumped right over your CDC update; I wasn't following my agenda. Do you have an update for us?

Mr. Starnes: That's okay. Actually, today I met with the Board and we discussed just how best to update you on the work of the CDC over the past year, and I believe we have a summary financial report from the Community Development Corporation's outside accountant at Kemper, that we can distribute to you. But as we talked about it, we felt like sort of the summary of activities and a true update is really kind of hard to do virtually. So, if it's all right with you, we think that displaying the assets that the CDC has been able to acquire, and the discussion of the reasons for that, are best sort of shown on maps and discussed in person. So, we thought it might make sense, just for ease of understanding, to wait for a more comprehensive update until the Commission can meet in person again. But in the meantime – Bill, correct me if I'm wrong – I think we will probably disseminate the financial reports so that you can see how the financials came together for 2019.

Mr. Kirchoff: Yeah, we do have 2019 finalized to be able to put that in your hands. And then it shouldn't be too long, we can give you the first six months for 2020. But as Cam says, it's – if you drive downtown you can see we've been pretty busy about acquiring properties and getting stuff ready for development projects. So, we'd like to lay a map in front of you and talk about some of the planning aspects that we're taking a look at as well.

Ms. Andres: Is there a capability – Cam do you know, or Todd, or anybody – to do presentations on this app? I just don't know, you know, hopefully we can get together again soon, but I don't know what it's going to look like in terms of our availability to get together in person again. Do we have that functionality here, or can we look at something that would allow us to do that?

Mr. Starnes: I don't know enough about Lifesize, and I'm sure that the Town and staff may be more well versed in it than I; and so I'm glad to talk to Todd and Kim and others that interact with it more regularly, and see if we can figure out a way to do that, so that we don't prolong that presentation too much. But currently, I think our main kind of map resources, or exhibits, are physical hardcopy kinds of things, so we'd have to digitize those as well also, because the scope kind of encompasses a pretty good section of downtown. It's been nice to be able to zoom out and look at maps that are printed on a plotter and are very big. So, if we can figure out a way to digitize those and make them still digestible and comprehensible to you all, that would be the other trick, or puzzle to solve, but we're glad to work on that, sure.

Mr. Kirchoff: The other thing is, would you entertain small group meetings in person?

Mr. Angle: I would

Mr. Kirchoff: If I could get two or three together around a table, we thought that might be a good way to do it too.

Ms. Andres: I think that's fine.

Mr. Kirchoff: I will, I'll try to get something set up for you all then.

Mr. Starnes: I accept that as well, as long as we can avoid quorum on one hand and zero meetings on the other, I think we can manage to get together and have a smaller group around a big map so that we can talk about the goings on and the why behind them.

Ms. Andres: Great, thanks. Any other questions for Cam on the updates? I think seeing the financials will be helpful too. Are you going to share those before the next meeting; is that the expectation?

Mr. Kirchoff: (nods head, "yes")

Ms. Andres: Okay, any other questions for Cam on CDC?

(brief pause)

Ms. Andres: Seeing none, we have a brief update on the Prewitt Theater RFP from Marlon.

Mr. Webb: Good evening. So, this will be a quick one. Unfortunately, we didn't receive any responses on the Prewitt RFP. We sent that RFP to about eight firms; I got a response from two of them who said that they would not respond. One, being that they prefer to do projects in larger urban centers for now, due to the market. But the other firm said that the footprint of the building was not large enough for them to do something, but that he would definitely look at the, would like to entertain looking at the building at a later date, once he kind of better understands the area, and understands if any of the adjoining owners would be willing to entertain an option or something, for him to get more of the site. I'm not sure where that would go, but that's just what he said.

Mr. Everling: Is there any Plan B for Prewitt?

Mr. Webb: I think, I mean, since the Town has already put out an RFP for it, and we didn't get any responses back, now at this point, you are able to negotiate with anyone who approaches you now. So, you would save time in the future, if a developer, or Todd, or anyone else, came across a developer who would be interested in redeveloping this site. They could definitely entertain those conversations without having to go through this process.

Ms. Andres: I think it would be helpful for us to make sure we understand, kind of what next steps might look like. You know, we've had this property for a little while now, and just making

sure that we've got a game plan in terms of either moving it on or getting it back into a productive use, I think that would be certainly beneficial to the Town.

Mr. Webb: Yes, definitely. I will certainly circle back with Todd; I did have some thoughts that I have not run by him yet – I don't want to surprise him with anything – so, I'll share it with Todd, and if he thinks it's acceptable to share with everyone, then I'll definitely do that, or have Todd do that.

Ms. Andres: Great, thanks, Marlon. Any other comments on...

Mr. Everling: Just a quick question – Marlon, you may have shared this over the last meeting – but did we put restrictions on how we want that space to be used? Like, maybe to its original intent, or...

Mr. Webb: No, there were no restrictions on this one; there weren't any restrictions on either one, but I can get into the other one next. So, no, there weren't any restrictions.

Mr. Everling: Okay, all right, thank you.

Ms. Andres: Hearing no other discussion, do you want to go through, Marlon, the Drinkard RFP?

Mr. Webb: Yes, definitely. So, on this one, we received four responses. We sent this one out to about roughly twenty firms that we knew. So, I got a list from Eric and Kevin, but then I put in a few other firms that I knew would potentially be interested in this site. So, we did receive four responses. We received one additional response that said they would not submit due to the cost that they thought it would take to actually redevelop the site. But, next steps for this – Jennifer, I know later in the meeting you will open those proposals and announce who actually submitted, but we did put together a review committee, and that review committee is comprised of Andrew Klinger, Jennifer, myself, Todd, Cam, Kent, and Kevin Whaley. We will review the RFP's between now and the next RDC meeting and provide our thoughts to each other. We'll probably try to get some type of virtual meeting between now and then, to have a group discussion on this. I did put together a rubric on this that I shared with Todd and Cam, just so we can have some objectivity in how we review this process, but of course, there will be some subjective comments as well, obviously, but just so that everyone is on the same playing field and understands how we're actually reviewing these proposals. And it is based on the information that was asked for within the RFP. So, hopefully by the next RDC meeting, our plan is to have a recommendation to the Commission for you all to, you know, "thumbs up", "thumbs down", however you want to move forward with that. Todd, am I leaving anything out? I think that was everything.

Mr. Cook: No, I think you covered it well, Marlon.

Mr. Webb: Okay

Ms. Andres: Any questions for Marlon on the summary?

(brief pause)

### **NEW BUSINESS**

Ms. Andres: Seeing none, we will move on then to opening the bids that we did receive. The first one that we did receive is from Ascent Development Corp. LLC and KGG Companies LLC – this one I don't have a received date on, but it was received by – all of the proposals were due by noon today. Is that right, Todd, Marlon?

Mr. Cook: (nods head, "yes")

Mr. Webb: (nods head, "yes")

Ms. Andres: Yep, so they were due by noon today. Our next proposal was received this afternoon, and it's from Strategic Capital Partners, again, for the Drinkard site. Our third proposal that we received today is from Flaherty & Collins Properties, also received today. And then our final group of proposals that was received today is from Herman & Kittle Properties, Inc., also received this morning. So, as Marlon said, we will convene a group to go through those and review them and come up with a recommendation to present to the RDC at our next meeting.

### **WISHES TO BE HEARD**

Ms. Andres: With that – we don't have any public hearings for this evening, or any Resolutions. Do we have anyone who wishes to be heard?

(brief pause)

### **ADJOURNMENT**

Ms. Andres: If not, we stand adjourned. Our next meeting is set for – change of calendar day, Thursday, due to the Labor Day holiday – so, we'll meet Thursday, September 10<sup>th</sup> at 5:30 p.m. To be determined yet if we are able to meet in person, preferably, but if we have to meet online again, we will. So, we look forward to seeing you all then. And with that, we stand adjourned, thank you.

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