



## **CONSENT AGENDA**

Mr. Clay: Moving on to consent agenda, the approval of the minutes for the July 7, 2023, meeting. Do we have a motion?

Mr. Angle: Move to approve.

Mr. McPhail: Second

Mr. Clay: We have a movement 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 July 7, 2023, has been approved.

Mr. Clay: Thank you.

## **OLD BUSINESS**

Mr. Clay: Moving on to old business, Workforce Housing Campus project.

Mr. Belcher: Thank you for allowing me to speak. I just wanted to point to the report; not a whole lot to add to it right now. We just need more information. A little bit of a – I think vacations are probably a little bit – not communicating well with the developer but they have agreed to provide additional information on both the daycare center, how it's going to operate, just initially with long-term, and the funding gaps that were not filled in in the proposal. We obviously want to know what those are before we go too much farther and accept the proposal. But again, they're working with us, and we hope to continue to do that. On the TIF phase out process: Steve was gone last week but talking to Adam Stone, they have made significant progress so they'll be coming back to you late this fall – probably November, Steve was thinking – with some – here's a model and we can show you guys how to take them down over time. And I think the key to it is, you can't project out the entire 10 years, or whatever it's going to take, because it's going to

have to be almost annual re-looks, right. How are we doing this year; what happened in other TIF districts to bring in other AV and how will that work. So, the model is probably key. So, I think he's going to create that model – and then have other taxing agencies at the table at some point on conversation, right, of how this is going to affect them and how each TIF is affected as the draw down of the sunseting happens. So, I was encouraged by how much had happened and I told Alyssa, if we just put this on the agenda and talk about it every time – even if not a lot happens, I think it's really important for the initiative of the RDC and how everybody's doing. So, good progress but nothing to show you right now. More because people are out, I think. You may see something at the next, I'm hoping at the next meeting to see more of an overall arching schedule; this is what are goals are from here till say, first quarter of 24', and decisions can be made at that point. So, that's how that's going. You want me to move on?

Mr. Clay: Yeah, we'll move on to new business...

Mr. Angle: (microphone not on) (inaudible)?

Mr. Belcher: They did not say when. They seem motivated though. I believe that the tax credit that they intend to apply for – part of their funding is not as schedule bound as some of the other funding that they've used before. I guess if they don't reply quickly, I suppose the RDC could set their own timeline if they wanted to.

Mr. Angle: And I think that's what prompted me to ask, is just the amount of time we should consider this working period before we put it back out or make a decision, something like that.

Mr. Belcher: Right, right. I will tell you, one of the bits of information that's happened since last meeting, there's a development on the west side of Clover Drive that – it was initially just a – they come to the zoning staff a lot and say, okay, we're thinking about this project, what do you think. It's taken a little bit more of a step forward. So, what that means is – there's a road plan that needs to go through the public road. Well, who gets to set the alignment? We're going to set the alignment as a town but basically there's a coordination effort that needs to happen there. We'll be meeting with some council members soon to talk about that, but it seems to be coming together nicely. If they reply promptly and we can get where the daycare sits as opposed to the housing, could be key to that road and its locations. So, I think it's all good, good for emergency response, good for the schools that will serve that area as far as for buses and stuff. So, a lot of good things could come of it, but hopefully it's all going to become aligned.

Mr. Angle: Great, thank you.

Mr. Clay: If there's no questions, we'll move on to new business.

## NEW BUSINESS

Mr. Clay: New business?

Mr. Belcher: Well, I wanted to make sure you all got to see this, sort of a conceptual drawing of where we may be headed as a town and start trying to implement the downtown plan. I couldn't get an underlying – sort of a map of what the downtown concept plan shows but you know where Krewson is, and you see that we just recently paved Krewson. So, that's between East Street and Center Street, there's a section that's completed. And then it progresses towards the creek, and we have a, you might recall, a half-circle drive that hits Mill Street, and then down continuing towards the creek there's a wide green plaza area and then development on both sides. So, that's sort of the vision that we're going from. So, what this is depicting is an effort to try and show some priorities of where we're going to focus on next, as far as land acquisition because we've found over the years we've been working on this, land assemblage is everything. It's the entire game here, right, because you can't go do it unless people are willing to sell and things like that. I was just joking with Cam, The Barlow took six months to assemble thirteen parcels; it's been six years assembling the next thirteen, or something like that, almost that much time to assemble the others. Maybe not quite that bad, but close. Thirteen to twenty parcels assembled and – by willing sellers that came to us and said they were interested in selling, and the CDC carrying out that role primarily. The town bought a few parcels that were in the actual way of the physical road. And so, those would have been land acquisitions that if we had to acquire those other ways we could have. We haven't had to acquire any parcels that weren't just a settlement, so that's a good thing at this stage of development. So, this is the primary area that we think we want to look at next. Again, that's west of Mill obviously, to the creek, staying sort of north towards where the future greenspace would be, where the primary amenities of that northern development. So, we're thinking this could be one focus area and then we have a private development that has acquired the bar that was torn down. These two parcels here have been acquired by private development, same company. So, there's one, two, three parcels in that block that want to be a project – like The Barlow, a bigger project – but they're not assembled. And so, difficulties with those parcels are environmental on one of them; others, the landowners are not the type of landowners who want to get into a development deal. They're like if you want to buy my property just buy it and close. Well, developers don't like to buy, they want to hold, they don't know if they have a project yet or not. So, that may be a role for the CDC or something. We're going to talk about that this week with the CDC, to see if that makes any sense or not. But anyway, this area is probably more partly market based and part, if the town wants to get involved through the RDC's funding and things like that. And then this area here is really almost opportunistic. A lot of the land that's been acquired people have know the town's out. We had a gentleman named Brad Hurt who's fantastic at just talking to people about their property and if they want to sell – in the right way, the way the town wants them to be talked to. And if he talks to people and they're willing, then we have an agreement, or we make an appraisal and we get agreements. So, that area up in there, I think it's the idea of letting Brad loose with his skills and talk to people and see what comes of that. We have not done that yet as a town, so I think that's where the CDC arm of the town probably would be a logical acquisition agent to do that. So, that would be

our next area. At the last meeting, you may or may not have noticed but in the U.S. 40 TIF district cash flow, those cash flows were approved – one of the things that we as a staff suggested in the cash flow is to plug in a single amount of money for the next five years that that TIF district could handle. We don't know if it's enough money but \$1 million a year starting in 24' that's plugged for downtown land acquisition. So, that sounds like a lot of money but when you talk about all the acquisition costs, the demo and all the things that have to happen, it may not buy everything that needs to happen in those blocks. But it certainly is a significant amount of money and so we have that in the cash flow. That cash flow is not a budget yet; it has to be approved through all the folks that approve of that but in 24' if things go well, we'll be hopefully looking to purchase land in these areas west of Mill Street and to the creek. In here, in this black box – what I want to depict here is the remainder of parcels that have been assembled. And now that the road is built, that box now could be assembled into an RFP and sent back out to see if the market has any desire to develop that piece. It's pretty thin in a couple of areas. When you put the road in that you see now, there's going to be a trail along the south side. There's, in some places, not a lot of depth so it'll either be additional acquisitions – which may or may not come if those owners don't want to sell – or just working within what they have. Developers are pretty creative and if we put it out there, there may be some nice townhomes or something that would fit, angled different ways than we can imagine right now. Here on the corner – the reason why this is sort of an arched line here is that's the actual south side of the curve half moon road. The road comes down and kind of circles around Mill. And so, there could be a building sitting on that corner that's a mixed use kind of building; maybe it has some kind of office or retail on the first floor and some living units above. So, the area right now that's behind the Government Center is laid out here, well in 2024 that's going to be cleaned up, right, and that can become back to where it could actually be sold and used and developed. So, there's multiple things going on here I just wanted you to know about now. If you have questions, any time, now or any other time, certainly call me and ask. But I see multiple things happening. We're finishing Krewson, what we call Phase 1, between East and Center. And then the next section of Krewson from Center to Mill could be a 24' project because we have all the land we need now. There are one or two parcels that are under contract. They haven't closed, but they're going to be closed soon. Then we could send RFPs out to try and develop the entire section – this area in the black box – and then we'll be working on this all at the same time. So, there would be a lot of activity, ultimately funded through the RDC's revenue sources, and some town sources too. There're some EDIT funds involved, and other things the council has approved for some of the funding of some of these parcels. There's just a lot here and I thought now would be a better time since we didn't have a long agenda tonight. If there's any questions tonight, I'd be happy to entertain those. If not, any other time you have questions.

Ms. Elston: The extent of the different shapes on that area along Krewson there, if development may be difficult in some scenarios, have greenspace conversation been had about creating – I know we're having it further west, but just creating more of that greenspace to reduce congestion?

Mr. Belcher: There hasn't been yet but that could be part of the RFP. You know, when we describe in the RFP that those are the priorities that we have as a town in terms of – we probably have our plan first, here's what we're thinking. We can remember that pedestrian movement and things like that are very important to us, open space/greenspace. And like you said, some spaces aren't wide enough to develop, so maybe we leave those as greenspace, and we don't move to sell those.

Ms. Renk: And the ideal is housing? I need to revisit the downtown plan but ideally, it's a dense housing model?

Mr. Belcher: That's really a great question because on the plan – I would have split-screened this, but I wasn't fast enough to get it done for today to show the plan – but north of Krewson it shows more of a residential housing, sort of single-family area. And south, you could interpret it different ways. I think that the planners did that on purpose, to give you some flexibility but it is called the Town Center District south of Krewson, but something different north. So, there's a transition going to the north.

Mr. Kirchoff: It's a transition area.

Mr. Belcher: Yeah, it's a transition kind of area but I think there could be decisions that this board and others could have input on whether it is owner occupied or rental, right. Because along Krewson you could potentially put owner occupied which is a whole different set of things you have to deal with but that could be a great thing. It was owner occupied before and transitioned into rental. Maybe we want to keep it rental, or maybe we want to go back to letting people own that and see what happens. But a lot of those policy questions I think will have to be made before we send out an RFP. But a lot of exciting things happening, a lot of good work that's been done. There's land that has been acquired. Most of that in yellow has already been acquired by the CDC. They've done a fantastic job. The setting up of the CDC and the people that are doing that work of acquisition, it's been really very fortunate, very opportunistic. Things like that are what putting the money in the budget is for. Literally, somebody could come in – I think last week or two weeks ago, north on Center, a few houses away from where something had been bought. And you're like well, we were focusing over here, but we have an opportunity. So, that's been the struggle, to keep that funded and assure that we can take advantage of every opportunity that comes to the town. That's all I really have, unless you have questions. I just wanted to – had an opportunity, not a long agenda, thought that you would be interested in some of that. Things are going well but there's a lot more to do.

Mr. Clay: Thank you Tim.

Mr. Angle: Yeah, thank you very much for all the hard work. It's definitely showing the fruit of everyone's labors including the CDC and all the folks that support that. So, thank you for all that hard work. When do you envision the right time to put an RFP together would be? It says 2023 but I was just curious as to what your thoughts were.

Mr. Belcher: That black box, getting the actual details, the survey of that, has been more complex than I imagined. We've been working on that for a couple/three months now and I think having that is critical to hand the developer. So, if I knew when I was going to get that I could tell you. I don't think there would be any reason why we couldn't still get an RFP out this year in 23'.

Mr. Angle: Okay

Mr. Blecher: And maybe the responses are reviewed over the winter months.

Mr. Kirchoff: The CDC is eager to have this.

Mr. Belcher: Yeah

Mr. Angle: Great

Mr. Belcher: Yeah, it's been – knowing the Art Center is going to progress and that clean up area – all of a sudden we're going to see this big open space that doesn't have a fence around it but – oh wow, there's a lot of land there that somebody might be interested in. We need to get ahead of that a little bit.

Mr. Angle: Well, thanks again.

Mr. Belcher: Alrighty, thank you for your time.

Mr. Kirchoff: I still would mention, if we could do that and find some other funding sources that help us on future acquisitions. So, that's – what we kind of get a little tired of is having to ask the finance people to find us money. So, if we could sell some property and have some money available for future acquisitions, it would be beneficial to us.

Mr. Belcher: Yeah, I forgot about that. It's not just dollars plugged into future dollars; it's dollars that are already invested that could come back and be used for reacquisitions, yeah.

## **WISHES TO BE HEARD**

Mr. Clay: With no public hearings or resolutions on the docket for today, are there any wishes to be heard?

(Brief pause)

Mr. Clay: Just state your name, and there should be a page there to put your information on as well.

Mr. Sullivan: My name is Michael Sullivan. I'm the Assistant Superintendent for Avon Community Schools. Being handed out to you is a letter from Avon Community Schools that simply states: As Assistant Superintendent of Avon Community Schools, I congratulate you on your decision to again support Plainfield residents by providing a technology grant to better equip Plainfield students. It is an outstanding gesture to provide 5,700 students with their own laptops, using TIF funds. I would like to take this opportunity to remind the Town of Plainfield that there are 1394 students that live in Plainfield but attend Avon Schools. This means that these residents will not benefit from your grant unless you extend its reach to include them. We are requesting that you include these students. Plainfield students comprise about 12% of our student population in Avon Schools. So, if we use the average laptop cost per year, it would be  $\$119.02 \times 1394 = \$165,913.88$  per year. As we have before, we are asking for your financial support for these Plainfield residents. Additionally, are asking that you consider supporting an Avon Youth Assistance Program with a contribution of \$16,000 per year. If there is a more appropriate Plainfield authority to ask concerning this funding, like the Town Council, we'll do so. We are asking for this equitable financial support for Plainfield students. Again, we thank you for doing what is best for students and please feel free to reach out to me directly for correspondence.

Mr. Clay: Thank you, we'll take that under consideration. Are there any other wishes to be heard?

(Brief pause)

## **ADJOURNMENT**

Mr. Clay: With that, I'll close out and open us up for adjournment.

Mr. McPhail: (microphone not on) (inaudible) (movement is made)

Mr. Clay: All those in favor?

(All ayes)

Mr. Clay: Our next regularly scheduled RDC meeting is Thursday, September 7<sup>th</sup> at 5:30 p.m. Thank you.



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*Philip Clay*  
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Philip Clay, President

DocuSigned by:  
*Lance Angle*  
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Lance Angle, Secretary