

PLAINFIELD REDEVELOPMENT COMMISSION

November 4, 2019

6:00 p.m.

Ms. Andres: We will call the meeting to order for the Redevelopment Commission.

PLEDGE OF ALLEGIANCE

Ms. Andres: We will start with the Pledge of Allegiance, if you will all please rise.

DETERMINATION OF QUORUM

Ms. Andres: Thank you all for being here. We will start with our quorum.

Mr. McPhail – here

Mr. Angle – here

Mr. Anderson – here

Ms. Elston – here

Mr. Kirchoff – here

We have a full quorum.

CONSNET AGENDA

Ms. Andres: We have on our consent agenda the approval of minutes from our October 7, 2019 meeting. Do we have any discussion? Or I'll entertain a motion to approve.

Mr. Angle: So moved

Mr. Kirchoff: Second

Ms. Andres: First and second, all those in favor, aye.

(All ayes)

Ms. Andres: Any opposed? No opposed, motion passed. Thank you.

OLD BUSINESS

Ms. Andres: Under old business or first update is on the Downtown Redevelopment with Mr. Cook.

Mr. Cook: Thank you very much and good evening. As we've done in the past, we'll kind of just give a quick update on the existing projects that we have going on in the Downtown; the parking structure, the government center and performing and fine arts center, and the Barlow. The parking structure, we added a new line item to the notional schedule, partial occupancy. And I believe the reason for that is that while they are still, you know, finishing up, putting the finishing touches up on the garage, we'll be able to utilize the parking in there. Not 100% of the spaces, but a good number of them so that we can get on with the government center and the performing and fine arts center project as well.

Mr. Angle: Are you saying it will be open in stages then?

Mr. Cook: It will be open, yeah, I guess you can say in stages, yeah.

Mr. Angle: And what's the date to shoot for? I opened up the project schedule and it said April 1, 2019.

Mr. Kirchoff: How about 2020?

Ms. Andres: We are way behind schedule Todd.

Mr. Cook: April fools, April fools. Thanks for catching that. I look at these things and...

Ms. Andres: It's even in red too.

Mr. Cook: Yeah, yeah. Okay

Mr. Angle: So, will the commercial be ready by then? Will the commercial spaces be ready by then too, you think?

Mr. Cook: The commercial spaces could be ready. I've had conversations on both ends with potential occupants. I mean, that'll be ready to go if we have a signed lease, yeah. And we're showing the structure as 60% complete at this point. So, that's lagging a little bit behind partial occupancy date. I think we maybe have three more pours to go for the additional levels of parking. I think number six is coming up in the next few days actually; it might be Thursday. Any other questions about the parking structure at this time? We did get the BF&S, much fancier brochure with some nice photos and updates on there as well.

Mr. Angle: I will say, even their one-page update says partial occupancy in April of 2019.

Mr. Cook: Okay, let me find that. I see it, yep. All right, we'll get that squared away. We did have a name change from the "Town Hall and the Cultural Arts Center" to the "Government Center and Performing and Fine Arts Center". I think we may have discussed that briefly at the last meeting, so we're going to get used to that nomenclature and we'll start by changing the title of that section. We've been moving through the design development portion of the project; we're showing about 20% complete there. The Government Center component is obviously out ahead of the Performing and Fine Arts Center. Ratio has shown us a really cool virtual tour of the Government Center and I think maybe by Thanksgiving we could look for maybe a December viewing of that here perhaps, because it really gives you a feel for exactly what it's going to look like both from the exterior and the interior. It's pretty amazing and I really, really enjoyed working with Ratio; they are a really talented group. We added the construction drawings to the schedule and they will obviously be initiated once the design development is complete. Let's see, we had one more... Utility and Drainage improvements, those work plans are in so we're showing that as a 10% complete. And then, not a lot of updates on the Barlow although they are over there doing some subsurface work and there's a lot of activity on the space. The only change I made to the schedule there was obviously, we had that issue with kind of the design development being reported in two areas. So, we're just bringing that up, that's obviously complete, so I just made that change to the schedule for the Barlow. But you know, they're still working out there every day and it's going to be just a matter of time before that project really starts coming out of the ground once they get their subsurface work done. Any questions about the Government Center and Performing Arts Center or the Barlow?

Mr. Anderson: I have one question. It says the start of the construction of Town Hall on March 2nd, but the parking garage was only going to be partially complete on April 1st. So, is that going to impact parking for a month or are those just estimates based on each other? Basically, my question is, are we going to wait for the parking garage to be partially complete before we destroy the parking at Town Hall?

Mr. Cook: I believe it's phased like that...

Mr. Belcher: We have to right; there may be some surface work that they can do without taking all the parking out. We have to have the Parking Structure open for our employees.

Mr. Anderson: Right, and the businesses on Main street, yeah.

Mr. Cook: Anything else?

Ms. Andres: No, thank you.

Mr. Cook: You're welcome.

Ms. Andres: Next on our agenda is an update on the Prewitt Theater.

Mr. Klinger: I'm going to bring Chase Bruton up here with me since he's been kind of our project lead on the Prewitt. I'll give a quick background. I'm sure you all recall, obviously, this was a building in our downtown area that had been sitting empty for a very long period of time. It was actually, really, the only building in downtown that really wasn't activated. And so, at one point the Town Council and the Redevelopment Commission took some action to acquire that building as well as the adjoining office building with some intent of begin able to put that back into productive use again. We've quickly discovered some of the issues that we have with the building, and I'll let Chase talk a little bit about what we've done with it to this point. Do you want to cover some of the...?

Mr. Bruton: Yeah, so when we took possession of the building, the previous owner had kind of left it in a state of disrepair. Most of the junk, I would say, was piled up in there, so the first step was to get the junk out; DPW helped us with that. And then once that happened, we started talking with Ratio Architects about what it would take to encapsulate the structure. First, we looked at just the theater itself. Essentially, how could we get rainwater not to enter into the structure and it became a much larger project than that, seeing as we would need to encapsulate the building next door as well. Once we started going down that path it was discovered that for us to do this work, we needed to make sure the area was environmentally safe. So, we had an engineer come in and do asbestos and lead testing. And we also removed some large oil tanks that were in the basement. That was under Tony Perona, prior to myself taking over the project. Currently there is no asbestos visibly. Obviously, there's still asbestos wraps inside of the walls around piping and that sort of thing, but you can safely go into the theater and walk around and view it.

Mr. Klinger: It's a little musty though.

Mr. Bruton: A little musty, yeah.

Ms. Andres: I was going to ask with the water issues, if there was any mold...

Mr. Bruton: There is not any mold. It's mostly in concrete areas. There are drainage issues in the alleyway, so essentially, any water that's running off of the buildings there is currently hitting that alleyway and then seeping back into the foundation of our building and the Mason building next door.

Mr. Klinger: We've also discovered that the neighboring building has a sewer line that runs into this building.

Mr. Bruton: Yes, the Masonic building next door, all of the sewage from that building collects into their basement in a PVC pipe and is then connected to a pipe in our basement and then pokes out, essentially, underneath the stage in the Prewitt Theater and then exits to the south end of the building.

Ms. Andres: Stage left...

Mr. Bruton, yeah, yeah, exactly. To our knowledge there isn't an easement for that, but we try to be good neighbors.

Mr. Klinger: So, the point we're kind of at right now is to try and figure out what next steps are. We actually had some conversation with Council over the weekend about some of those next steps and I think an idea that kind of percolated there was really, just putting this out through

an RFP to see where the marketplace is in terms of the use of these buildings where we can, through that RFP process, establish some boundaries in terms of what we're trying to preserve or get out of that property. I think really, where this is narrowed down, we've come to some decision points here about either trying to encapsulate the building as it exists, or what are our true interests here. And I think really, what I'm hearing is that the façade, you know, maintaining the historic façade, is important. However, maintaining the structural integrity may be not so important as long as we can maintain that façade. And really, what the interest is, is getting it back into productive use. So, one angle that we might move forward on is issuing an RFP, where we say hey, we have these buildings, they're out there available; at a minimum we require the façade be maintained and that we have that historic value of the façade be maintained, but what you do with the property beyond that could be negotiable, basically. And putting it out there to the private marketplace and seeing what response we get. Rather than us, staff, or Council, or the Redevelopment Commission trying to determine what the appropriate use is; basically, putting it out to the marketplace. So, I think that was kind of the idea that percolated on Saturday. I don't know that we have total consensus on that yet, but I think that's a direction that we're probably going to head. At this point, as Chase kind of described, we did some of the most fundamental things to try and clean out the building, deal with some of the most immediate environmental hazards, but we still have some... it's going to take extensive work to really encapsulate the building, as Chase described. And we really need to kind of figure out what direction we want to go with it before we're willing to put those types of resources into it. So, that's kind of the point where we're at now, is figuring out a vision for that property. And I think what I heard Saturday is, let's let the private market help decide that. So, that's kind of where we're at. Any questions?

Mr. Anderson: We talked last year, I believe it was, about the roof...

Mr. Klinger: Yes

Mr. Anderson: ...stabilizing the roof. I think that was done. And then was the rest of the work put on hold or...?

Mr. Klinger: The roof hasn't really... I mean, I don't think we have any danger of the roof collapsing necessarily, but it's still... we have water leaks.

Mr. Anderson: Okay

Mr. Klinger: What we've learned is that the adjoining building to the north is draining onto the roof which is exacerbating the problem; that continues to be the case. So, there's still a lot of issues with the roof and with leaking and those sorts of things. So yeah, there's still a lot of issues but...

Mr. Kirchoff: To the west, not the north.

Mr. Klinger: Sorry, to the east; I said north.

Mr. Bruton: Yeah, to the East; it's the flower shop.

Mr. Kirchoff: Oh, really?

Mr. Bruton: Yes

Mr. Klinger: Yes

Ms. Elston: The building is... you've got the theater and the apartments and the office space... so, is there interest in parceling it out? I mean I know that's big picture, but are there any thoughts on how that would be presented in terms of requiring one person or...?

Mr. Klinger: So, obviously, the Commission owns both buildings and so the idea would be to put them both out together. They share a common façade essentially. Right, so, the idea would be to put them both out there, but I think we would be open to different ideas for different uses for each building. I think the reality is, and what we've gotten into, is to be able to make

the Prewitt Theater building work, you're going to have to make changes to the office building. Neither building is really ADA compliant and to be able to bring it up to modern code, you're going to make changes that are going to significantly alter both buildings, basically. And there could be a deal that even involves working with the flower shop. There's no elevator; they don't have an elevator. You know, maybe there's a deal to be had where a redevelopment of the site could actually benefit both our property as well as the flower shop property. So, I think we're open to...

Ms. Elston: Anything

Mr. Klinger: ... a lot of different ideas here.

Ms. Andres: The work that's been done so far, were we able to secure some grants and some things like that for some of that... that support the studies and the...?

Mr. Klinger: Yeah, the oil tanks were removed by the State, at no cost to us. I don't know if we've secured any other grants for that, but we did work with the State to get some of the environmental hazards taken care of at no cost to the Town. I believe we've put... what's our total amount now? About \$450,000?

Mr. Bruton: Currently, \$425,350 but \$350,000 includes the purchase price...

Mr. Klinger: That's the purchase price, right.

Mr. Bruton: And all of the paperwork involved.

Mr. Klinger: Yeah so, that's what we have sunk in it right now and depending on what types of solutions we receive, I would expect that we would will need to put more resources into it. Even to get the private market interested in doing something with the site, because of the conditions and the fact the we know there's still more asbestos within the building, there may be a need to put additional resources into it. Obviously, if we don't get a good response on the private side then we're going to have to make a decision there of you know, are we going to try and partner with somebody to try and make something useful out of this. There's a number of different ideas by the way. I mean, one of the interests is to continue to have it available as an entertainment draw of some sort. Whether it's movie theater or... we've worked with the Arts groups; the Civic Theater in particular is still looking for... while they're excited about the Arts Center that we're building, a 600-seat auditorium doesn't fit all of their performances. They're still looking for a small venue that would be a 150-200 seat venue where they could do performances. While we're trying to accommodate that within the Town Hall piece, that could still be an option here. Under its current configuration, we've had them go through it and under its current configuration it doesn't work, but if we were to reconfigure the building, maybe that's still an option. But there are a number of different ideas out there, but I think, you know, what we heard from Council on Saturday was the marketplace is going to decide how that should be driven.

Ms. Andres: So, what's the timing of that in terms of next steps and identifying that? And if we do an RFP, what is that...?

Mr. Klinger: Well, I think the next step would be to start putting that RFP together, it's probably going to take a little bit of time. Headed into the holidays, I would guess we're probably talking the new year before we would get something out there and be looking for responses; maybe the first quarter of next year and start to hopefully bring that all together.

Ms. Andres: Is there any other work that needs to be done before then, or do we feel like it's stable enough now that there's...?

Mr. Bruton: Currently, it's stable enough as far as environmentally safe and the structure is going to stay in one piece; it's just, water will continue to go into the basement.

Mr. Klinger: Yeah, and it's not effectively heated or cooled or anything like that but we don't think it's going to collapse on us at least; knock on wood.

Mr. Anderson: The total that we've spent, does that include man hours as well?

Mr. Bruton: No, it does not.

Mr. Anderson: No, okay.

Mr. Bruton: It doesn't include my time and...

Mr. Anderson: DPW

Mr. Burton: DPW Street crew's time...

Mr. Anderson: Right, right.

Mr. Bruton: I think just in clean-up we spent about probably 200 man hours, on cleaning it out. There was a lot.

Mr. Klinger: And actually, he did a lot to clean it out before we took possession because it was worse before. The few of us that walked through before we took possession, it was even worse. But he left a lot behind still.

Ms. Andres: Well, it sounds like it was a worth while effort, so thank you for getting all of that done and for the progress that we've made so far. And I appreciate the update. Is there any other discussion on the...?

Mr. McPhail: I'll just make one comment. The good news is that it's stabilized enough now that it's not endangering that whole block.

Mr. Klinger: Yeah, and you know, we were able to do some small things like get the marquee lights on and some other things so that it's not a visible eyesore in the middle of Downtown, the way it used to be. And so, that's a good thing but obviously what we want to do is to see it actually put into use in some way. And so, as we move forward with the process, that will obviously come back to the Commission for approvals on the RFP and those sorts of things.

Ms. Andres: Well, I think it's been helpful to hear, and you know, I think people within the Town are still very interested in it and have appreciated everything that's happened with it so far. So, getting those further decisions made will be a good thing. So, great, thank you.

Mr. Klinger: Thank you

Ms. Andres: Our next update is with the Plainfield Community Development Corporation.

Mr. Starnes: Thank you, good evening. I'm going to be up here for a little bit, I think. The CDC update is fairly straight forward. I think, as we talked about last month, the CDC is now closed with Patrick Keller, a local realtor, on the sale of the 116 Main Street property. Again, that was acquired by the CDC to update some electrical infrastructure for the parking structure and to the north of it. Patrick Keller sought us out and offered to purchase the property. He plans to move his office into the first floor and convert the second floor, not convert actually, just rehabilitate the second floor into leasable apartment units. So, it's a good little mixed use on a small scale. And he has talked about making some improvements that will benefit sort of the pedestrian alley, so to speak, between Main Street and the parking structure, back toward the north there. So, that was positive; we were excited to see it move in that direction. Patrick is very passionate about Downtown and very engaged in trying to drive that forward. So, it will be good to have a cheerleader down there. That closed; I think we had previewed having a property on Mill Street under contract at the last meeting. We do have that under contract now and will close in November. It's a strategic property acquisition that will facilitate the road that's still sort of being designed, that will alleviate traffic that currently flows through sort of the municipal complex there now, between Mill Street and Main Street, move that to the north. This will, I think, enable... controlling this piece will kind of enable the preferred design to continue to be an option. And then we recently received three new appraisals on properties that are acquisition targets to further facilitate Downtown infrastructure projects in

furtherance of the plan. So, I think that's where things stand with the CDC currently. I think the acquisition of this Mill Street piece may be the first under the most recent grant from the RDC to the CDC for acquisition. I think the first time we will access those funds will be to close on this Mill Street piece. So, we'll make sure that process goes smoothly in coordination with Mark and with the Town staff. Any questions about that?

Ms. Andres: No, thank you. Our next update is also with you on the acquisition of 3658 Shady Lane.

Mr. Starnes: Yes, Shady Lane, or the Galyan's property. If you'll recall over the course of the last two meetings really, we went through the administrative steps necessary to authorize that acquisition and add it to the plan for the Ronald Reagan Economic Development Area as an acquisition target and do an additional appropriation of funds in the Ronald Reagan TIF area to make the acquisition. The last piece is to secure an appraisal. State law, as you're probably familiar, dictates that a Redevelopment Commission or a political subdivision can not pay more than the average of two independent appraisals. The seller has provided one evaluation, so this would be just the check on that, and provided the average is equal or north of the agreed upon purchase price, we will go ahead and close. I would anticipate... we've retained an appraiser, I worked with Todd to engage an appraiser that's working on that now, we should have the appraisal in the next couple of weeks and we'll close then pretty soon thereafter. I think that's really the remaining contingency on the acquisition. So, I would anticipate we will be closing on that prior to the next meeting.

Mr. Kirchoff: Cam, did we not also say we wanted to do an inspection on that property? Or are we buying it "as is"?

Mr. Starnes: I think that it's set up to be an "as is" purchase.

Mr. Kirchoff: Okay

Mr. Starnes: I believe. Now, we'll have access to it, to be able to inspect it. I don't know that that was in there as a real contingency for closing. It's primarily just to get control of the property in conjunction to the property already owned to the north there, for future use.

Ms. Andres: Are we planning to do an inspection then?

Mr. Angle: Like what kind of inspection? Environmental or...?

Ms. Andres: Or just of the, not having been there myself, of the infrastructure itself. I don't know, do we typically do purchases without inspections?

Mr. Starnes: I don't know if I can answer that.

Mr. Angle: I personally inspected the building, I mean I'm not a professional inspector, but it was my understanding that it was an "as is" deal.

Ms. Andres: Okay

Mr. Angle: Is that your understanding, Kent?

Mr. McPhail: Absolutely, yeah.

Mr. Angle: I mean, we can entertain, if the request of the Commission is to have that step done, sure.

Ms. Andres: I think dependent on what our intended use of it would be at the end of the day. I'm not close enough to the conversations to know what that is, in terms of expected use of the building itself.

Mr. Angle: I think it's... I don't want to speak for everybody, but I think that is a little bit to be determined still. The goal was that there was a need for Parks and Recreation continued programming, and things of that nature on that side of Town, to serve constituents. And so,

with a lack of available space, this opportunity came up. I think it's priced for an "as is/where is" sale.

Ms. Andres: And there's a tenant that's going to remain there for another year? Was that right?

Mr. Starnes: Yeah, I think they...

Mr. Angle: Was it more?

Mr. Starnes: I think they have two years remaining under the lease.

Mr. Kleiman: And if I could add, and it's been a while since I've looked at the purchase agreement... while it may be an "as is" sale, we would certainly want to do all of the necessary due diligence because if the building is not environmentally safe, if it's not structurally sound, you know, we're not going to recommend that you go forward with that purchase. You would be purchasing it "as is", but we would do the due diligence that we would typically do.

Ms. Andres: That's helpful, thanks

Mr. Kleiman: Does that...?

Ms. Andres: That is helpful, thank you.

Mr. Kleiman: Is that consistent with everybody's...?

Mr. Angle: That makes sense.

Mr. Kleiman: Okay

Mr. Starnes: Yeah, I guess the distinction being there's not a contingency in the offer relative to... other than cancelling the agreement.

Mr. Angle: That makes much more sense

Ms. Andres: Yeah, the contingency is what...

Mr. Starnes: We've not requested any particular representation as to condition, it would just be a due diligence matter on our part.

Ms. Andres: Okay, thank you

Mr. Starnes: Yes

Ms. Andres: Any other old business updates? Or comments on that?

NEW BUSINESS

Ms. Andres: We will move on then to new business, which is first up, Acquisition of MADE@Plainfield property from Plainfield Community School Corporation.

Mr. Starnes: In case you weren't tired of me standing up here yet, we've got a couple more to go. This update relates to again, another business item, there's a Resolution just a little bit further on in your agenda. In terms of process, this will follow very similar, really, an identical procedure to the administrative steps that the Commission and the Plan Commission and the Council took to authorize the amendment of the plan for the Shady Lane acquisition. This relates to the acquisition of a property currently owned by the School Corporation. In order to facilitate the MADE@Plainfield project, which is also sometimes referred to as the higher education facility, this is designed to be a building that the Town is kind of on point to finance and construct and then sublease space to several institutional partners for use in workforce development efforts, including Ivy Tech and Vincennes University. The property is just immediately north of the current high school. And acquisition of this property has always been part of the project, from the School Corporation, using Six Points TIF cash on hand. So, the

process is again, familiar to you all by now I'm sure, and fairly simple. This parcel just needs to be added to the parcel acquisition list and the acquisition will be made on the basis that the MADE@Plainfield facility, when constructed and in use, will serve and benefit the Six Points TIF area by providing good conduit for job training for secondary education students and adults entering the workforce for the industrial parks there in the Six Points TIF area. This Resolution is the Declaratory Resolution that starts that process. Of course, then there's the Plan Commission check that would be the next step yet this evening, say this is consistent with the Master Plan; it then goes to the Council at its next meeting and then back to you all for a public hearing that we will notice, and a Confirmatory Resolution confirming this Declaratory Resolution. We'll also have a public hearing on an additional appropriation of Six Points cash to make the acquisition at the amount of, I think, \$1.75 million. So, that's the overall process and procedure and the "why". Any questions on that?

Mr. Anderson: I guess I have two questions. One is, so we've gotten the two appraisals back then, if you've got the...

Mr. Starnes: This one is slightly different. I think we do have an appraisal, if I'm not mistaken, but because this is an intergovernmental acquisition transfer, it's not required under State statute. I think it was appraised and that has generated the value that's agreed upon for the purchase price here.

Mr. Anderson: And then I guess the second question is, this Resolution is just the purchase of the land, correct?

Mr. Starnes: This Resolution declares an intent to amend the Plan to add this parcel in particular to the acquisition list which is part of the overall ED Plan for Six Points TIF.

Mr. Anderson: Okay so, I guess further on down the line, what...?

Mr. Starnes: Sets up the purchase

Mr. Anderson: Right, so once the land is purchased, then what is the Redevelopment Commission's part in this particular project?

Mr. Starnes: I think there may be more to come on that. There's been some work done in terms of a feasibility study by Baker Tilly on behalf of the Town, looking at how this project could be financed. It's currently in a design development phase right now with the architect and the construction company. So, the role I think the Redevelopment Commission plays moving forward beyond acquisition is likely dictated by the process for financing and construction of the building. It will likely be sort of a public/private partnership delivery similar to the parking structure. So, if you'll recall, the Redevelopment Commission's role in that is owning the ground, and here there may be Bond financing that's part of that as well, with some lease rental. Baker Tilly has looked at sort of the money side and that will partially dictate what the role is for you all down the road. All of which would certainly be subject to further approvals.

Mr. Anderson: Great, all right, thank you.

Ms. Andres: That's a helpful summary Cam, thank you for walking us through the process.

Mr. Starnes: And I would only mention too that I have been able to be part of the MADE@Plainfield thing as it has come together, and this is just me speaking for me, it's been really exciting. I think just to see the partners around the table and the engagement and the sort of fact that it's moving. With that many institutions involved it can be, it can really, I think, sometimes you're spinning your wheels or trudging along, but things have really moved forward. We have a good design that you may have all seen. And I think it's a hugely exciting program, so I'm glad to be a part of it. I would just add that editorial.

Ms. Andres: Thank you. Next, we will talk through the proposed addition of the Plainfield Logistics Park to the Allocation Area in the Consolidated I-70 Economic Development Area.

Mr. Starnes: I'll speak to kind of the process and procedure here again. This is similar to what we just spoke about with regard to the MADE@Plainfield property acquisition and the amendment of the Six Points TIF and the Shady Lane acquisition. Slightly different, this concerns a property, a group of parcels that are currently already in the Consolidated I-70 Economic Development Area, near the I-70 Interchange. What this Declaratory Resolution does is set up a plan amendment that would create a new Allocation Area around these parcels in particular, sort of a project specific Allocation Area. It's my understanding that they are all currently owned by Ambrose Property Group and there's some planning and thoughts around how they may be developed in the future. This would capture that of course, incremental AV and revenue generated from any development there for investment in infrastructure and other things that you're all very familiar with. So, just in legal process, this is the same kind of thing where we start here with a Declaratory Resolution, we have a Plan Commission order on the agenda for later this evening, it will go to the Council, come back here for public hearing and Confirmatory Resolution with the added step that because this creates a new Allocation Area, or starts the ball rolling in that direction, Baker Tilly, as your Municipal Advisor, will also be providing a Tax Impact Statement that is distributed to all the overlapping taxing units as part of this. Between this Declaratory Resolution and the Confirmatory Resolution, which I would anticipate at your next meeting, any questions about that process?

Mr. Anderson: Not necessarily the process, but just an overall summary question, what's the 10,000 foot view of this particular Allocation Area? What's the plan behind it?

Mr. Starnes: You know, I don't know that I'm the person to speak to that.

Mr. Belcher: The area has already been through the Plan Commission, so it's a Light Industrial zoning area. They preserved one corner of the property for the potential for even a sports center, kind of a... there's been some talk about a vendor out of Indianapolis looking for a place for ice and things like that. That's all sort of a rumor; we hope to get it there. But basically, it's more Light Industrial that's been approved through zoning, approved through the first step of development planning process. And the first project that they have is a 189,000 square foot industrial building, which I believe has received a Tax Abatement. And within the documents that you received today it showed a projected income from that based on even receiving a Tax Abatement. So, I think the increment was like \$1 million over a 10-year window from that one building going in that district down there. So, it's the first start of that economic engine south of I-70 for the larger development area, the TIF area down there. They did, since we've been talking with them about how that might develop with roadways, Camby Road being approved, and other infrastructure, they talked about a second building going in within next year also. So, they want to start one now, finish it by May, start another one next year and finish it by September/October; that would be twice the size building, like 400,000. So, now you're talking about possibly a \$3 million increment over 10 years generated from that, just to give you a rough idea of how it's beginning to start down there. We don't know yet the businesses that would be in the buildings; that's something yet to be determined when they find a tenant. Is that good enough, or any other questions about what's going on down there?

Mr. Anderson: Thank you

Ms. Andres: Any more questions? Thank you, Tim, for that response. Any other...

Mr. Starnes: Sorry, I'll interject one point, if I could. As Todd just pointed out to me, the Resolution you have in front of you, the documents associated with, referred to "Southeast Quadrant Allocation Area," there's apparently geographical confusion there; it should be "Southwest Quadrant" because we're talking about the southwest corner of I-70 and SR 267, is my understanding. So, we will make that change just on a moving forward basis, but I wanted to point that out to you all and we'll change it throughout the documents. But what you are going to be considering and voting on is actually creating a Southwest Quadrant Allocation Area. The parcel list is accurate, the maps are accurate; I think it's really just the nomenclature there. So, any questions about that?

Ms. Andres: No, thank you. Any other new business? Seeing none, we will move on then to our Resolutions, having no public hearings for the evening.

RESOLUTIONS

Ms. Andres: Our first is Resolution 2019-20 – A Resolution of the Town of Plainfield Redevelopment Commission Declaring an Amendment to the Declaratory Resolution and the Economic Development Plan of the Six Points Economic Development Area and Certain Matters Related Thereto. I'll entertain a motion.

Mr. Anderson: I'll make the motion.

Mr. Angle: I'll second

Ms. Andres: We have a first and second, all those in favor, aye.

(All ayes)

Ms. Andres: Any opposed? Resolution passing unanimously, thank you. Next, we have Resolution 2019-21 – Resolution of the Town of Plainfield Redevelopment Commission Declaring an Intent to Amend the Consolidated I-70 Economic Development Area, Establish the Southwest Quadrant Allocation Area, and Certain Matters Related Thereto. I'll entertain a motion of there's no further discussion.

Mr. Angle: Move to approve

Mr. Kirchoff: Second

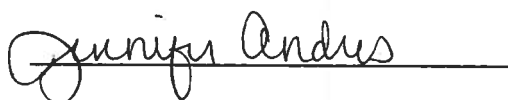
Ms. Andres: First and second, all those in favor, aye.

(All ayes)

Ms. Andres: Resolution passed unanimously, thank you.

WISHES TO BE HEARD/ADJOURNMENT

Ms. Andres: Any wishes to be heard this evening from our audience? Seeing none, our next meeting is scheduled for Monday, December 2nd at 6:00 p.m. and with that, we are adjourned. Thank you everyone.



Jennifer Andres, President



Lance Angle, Secretary

