

PLAINFIELD REDEVELOPMENT COMMISSION

January 7, 2019

5:30 p.m.

Ms. Andres: We're going to go ahead and get our meeting rolling. We're going to get the meeting started. Thanks everybody for coming, we'll call the meeting to order.

PLEDGE OF ALLEGIANCE

Ms. Andres: We'll start with our Pledge of Allegiance, if you'll all please rise.

DETERMINATION OF QUORUM

Ms. Andres: Thank you all for being here, we'll go through our quorum first.

Mr. McPhail- here

Mr. Angle- here

Mr. Anderson is home, hopefully sleeping or attending to his newest addition.

Ms. Elston- here

Mr. Kirchoff- here

Thank you, so we do have a quorum.

CONSENT AGENDA

Ms. Andres: Up first on our consent agenda we have approval of the minutes from our December 3rd meeting. Any comments or changes to the minutes?

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

Mr. Angle: I'll second

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

(All ayes)

Ms. Andres: Any opposed? It's passed, thank you. We also have on our consent agenda; the RDC is to accept ownership of the parking structure pursuant to the Town Council Resolution No. 2018-84. So, this is the transfer of the ownership of the property and then the resulting parking structure that the Town Council approved. And then Todd has provided us a copy of the Resolution from the Town Council approving that.

Mr. Kirchoff: So, do we need a motion to do that?

Mr. Angle: I think so, yeah.

Mr. Kirchoff: I would so move.

Mr. Angle: I'll second that.

Ms. Andres: I have a first and a second. All those in favor, say aye.

(All ayes)

Ms. Andres: Any opposed? Thank you. We don't have any public hearing items today.

OLD BUSINESS

Ms. Andres: So, first on our old business agenda we have an update regarding our Downtown Redevelopment Plan and next steps.

Mr. Cook: Good evening. I'll just give kind of a quick overview. I've included a map for everybody of all the kind of Downtown project areas that we're working in, as requested at the last meeting. So, we'll just kind of maybe work east to west, if that makes sense. The property at Avon Avenue and Main is the East and Main Flats Project. We've had a lot of activity there since the last meeting. The developer, Rebar, has closed on all of that property, I think. There were thirteen parcels and ten of those closed before the end of the year, last year and the other three closed after the first of the year, as the owners had said that they needed to delay that closing until after the first of the year for some tax issues. So, we were able to accommodate that. So, Rebar closed, and the Community Development Corporation subsequently closed, so we are moving forward. That was a big milestone in getting that project off the ground.

Mr. Angle: Todd, for the record, could you just be a little bit more specific? You said Rebar closed and CDC closed, so...?

Mr. Cook: They closed, I'm not sure of the... I think it all occurred in December. So, we had Rebar close on all... I think it was the same take down because the sellers didn't want to close until after the first of the year for tax implications. So, we did basically kind of a simultaneous closing.

Mr. Angle: Just for the record for people who aren't familiar or involved in this on a day to day basis and even the public that might not know a lot about the project... there were thirteen parcels total that were a part of the East and Main Flats Development and... did the CDC close on any or all of those properties and then they were transferred?

Mr. Kirchoff: The other way around.

Mr. Angle: Or the other way around?

Mr. Cook: Yeah, the other way around.

Mr. Kirchoff: The developer closed first and then the CDC came in and closed.

Mr. Angle: Okay, great, thank you.

Mr. Cook: Yep

Mr. Kirchoff: The title right now is with the CDC, on all thirteen.

Mr. Angle: I think it's good just to make sure that we're real transparent on that process and who's got what and closed on what and when. For some of us who aren't dealing with the project on a day to day basis, sometimes it's hard to keep all of those details on track.

Mr. Cook: Sure, absolutely, absolutely. So, the next phase of that project will be the Design Committee. We have a special task force set up to review that at the end of the month, before the end of the month, I think. Also, in your packets there was kind of a notional project schedule, which was requested at the last RDC meeting as well. So, I worked with Dave Lahey at BF&S to put together kind of a notional schedule so at least there's some, you know, we can tie some milestones to the process and that... well, obviously, that project will not be on that schedule because it's a private project. But we have the Parking Structure, the Town Hall and the Cultural Arts Center. But there is a Design Committee that's working on the East and Main Flats.

Ms. Andres: Who's on the committee, Todd?

Mr. Belcher: The agreement names them, I think it's the Town Manager and... I'll have to look at the agreement, but it's in the agreement.

Ms. Andres: So, it's a mix of Town staff and then Rebar?

Mr. Belcher: Members of both, yeah, Town Council President, Town Manager and one from Rebar.

Mr. Cook: It also will go through the public hearing process too. There's the Project Agreement Group and there's also the Design Review Committee, the Plan Commission; those boards will also have a process that all of these projects are subjected to. So, there's an extra layer of review in that project.

Ms. Andres: And it comes before this group as well? Correct?

Mr. Kirchoff: Which project are you talking about?

Mr. Cook: The East and Main Flats.

Ms. Andres: The East and Main Flats. No? Who's the DRC?

Mr. Angle: Design Review Committee.

Ms. Andres: Design Review Committee, okay.

Mr. Belcher: They are a precursor to the Plan Commission, so they give the Plan Commission recommendations on the project. So, we would share information as soon as we get it with this Board so they can see it, you know, being a public partner, but the approvals are laid out in the agreement there.

Ms. Andres: You do have a timeline though for that, that you're working through with the developer? I know you said it's not on this, the notional schedule that you have. But you're working through with them on...?

Mr. Cook: Yeah, I think that Design Committee will set that schedule going forward.

Mr. Kirchoff: And part of that was driven by the purchase agreements with the thirteen property owners, for when demolition will start.

Ms. Andres: So, we have, do we have the same timeline with them in terms of when they're going to be vacating the property or is that what we're waiting for, all of them to vacate at different times?

Mr. Kirchoff: That was part of the purchase agreement, when they had to be out.

Ms. Andres: Okay, and they vary among...? They're all the same? Okay, do you remember what the date was?

Mr. Kirchoff: The end of March.

Ms. Andres: Okay

Mr. Cook: Any other questions on East and Main Flats?

Ms. Andres: I do not have any.

Mr. Cook: Moving over to the Parking Structure. Again, that's as a reminder, it has 217ish parking spaces, 3,500 square feet of retail currently designed on the Center Street frontage and then we have a couple of other suites on Vine Street as well, 900ish square feet, but that's not fully laid out yet. We do have, in your notional project schedule, kind of a schedule for that. Since it's a Town project, schematic design, so we kind of know what's going to be in there, is complete. We've closed on the financing for that. The design development is about 60% complete so we don't have final renderings yet but the early drawings that we've seen look pretty good. It had a good bit of brick on it, it's not a monolithic type structure, so we're being sensitive to how it impacts the neighborhood and works within our kind of historic downtown. We're taking cues from the existing buildings in the downtown area. We hope to get that before the Plan Commission by Valentine's Day. Probably the first real activity will be removal of the old fire station here on Main Street, and the Chamber offices are scheduled to be demolished by the end of March. Hopefully we'll be under construction April Fool's Day, April 1st, that is not a joke. So, the goal would be that we would update this notional schedule as kind of a percentage complete to give everybody kind of an idea of where we are in the process.

Hopefully that will help us keep you all informed of where we are in the process. Any questions about the Parking Structure?

Mr. Angle: No question, but I have a quick comment. I can't recall if it was this or the Council meeting, I had mentioned that it would be a unique opportunity to repurpose, recycle and reuse some of the items from Fire Station 122 for Celebration of Service. So, if you get a chance to mention that to folks who might be doing demo, or to individuals on the board for Celebration of Service... with the demo timeline coming up in March, that might be something to start earmarking.

Mr. Cook: Okay

Mr. Angle: Like the flagpole. Yeah, that's what I was thinking earlier, was the flagpole, maybe some of the lights, the brick, and things of that nature. I mean that would be kind of unique to be able to repurpose, reuse and recycle some of those materials.

Mr. Cook: Sure

Mr. Kirchoff: If I could add to that; we've had conversations with Rebar about the thirteen properties that they have. They've done some research and one of the residents that they've purchased, there's brick in there that's over 100 years old and they plan to integrate some of that brick into their property.

Mr. Angle: That's outstanding

Mr. Kirchoff: And then the wood furnishing building; the building is not salvageable, but they want to repurpose some of that in their project as well. I think that's a neat part of the story to tell, is that we are trying to protect some of our history there. So, along that line, they're already making plans to do that.

Mr. Angle: And I'm happy to help if you need any extra hands to facilitate that, just let me know.

Mr. Perona: We'll sign you up.

Ms. Andres: So, Todd, if I could ask just a couple of questions; as I'm looking through the schedule, can you remind me again what our plan is in terms of as we're doing the Parking Structure, the parking that we're going to lose? Are we just relying on the parking back here and did we have an agreement with Old National for parking back there?

Mr. Cook: Sure...

Ms. Andres: Is that, when I'm looking at the schedules, I don't see a demo necessarily, but I do see when construction should start on Town Hall and I assume those are designed specifically that way so that we don't lose that parking opportunity until we get that Parking Garage complete. Is that right?

Mr. Cook: Sure, the line item "Fire Station 122 and Chamber demo" scheduled for 3-29-19, that will provide some parking during the construction period, but we do have the bank parking lot secured also, where we have... I think there's maybe 47 spaces in there that we have for the Town.

Ms. Andres: What's the footprint look like then, for the Parking Garage, in terms of this outline?

Mr. Cook: That is the...

Ms. Andres: So, the entire footprint of the garage would be here? So, when we're demoing it then, we wouldn't have parking available here?

Mr. Cook: When we're under construction there won't be any parking available there.

Ms. Andres: Okay

Mr. Cook: We haven't quite replaced the parking spaces on a 1:1 basis, but we're pretty close. I have another potential parking lot that we could lease if we need it.

Ms. Andres: Okay

Mr. Cook: I've spoken to the folks at the flower shop and they're actually, they really don't mind people parking there, but if we need to lease it, we would certainly do that.

Ms. Andres: And I'd like to also just thank everybody who worked in December, especially Cam, spent a lot of time getting the financing set up. So, a lot of thanks to you for the time that it took to do that. We really appreciate those endeavors and we're pleased to get that done, so thank you.

Mr. Cook: Any other questions on the Parking Structure at this time? If not, we'll move on to the Town Hall and the Cultural Arts Center. We have had a number of meetings. Ratio Architects is the lead on that project, and I think has really done a great job of working with the stakeholders. The arts groups have consultants working with them as well and it's been a good inclusive exchange of information. From a programming standpoint, as you can imagine, you know, we're creating one Cultural Arts Center that's going to bring in about five different groups and making sure that we're able to meet the needs of all of those groups is very important. Ratio has a very inclusive style when it comes to getting everybody in the room and having some unique ways of drawing information out of the various stakeholders, a very creative group. You know, we're fortunate in these projects, in all honesty, to have great business partners involved like Ratio, like Rebar, that's going out of their way to save some of the history of that block in the new development. GM that's doing the Parking Garage is recognized as a very innovative development firm, kind of working in that special niche. And we're just so fortunate to have those great partners and Bill Brown at Ratio is really, I mean he just has a unique project management style, I'll say. His team is really good too. So, we are about 50% into the programming phase. With the different groups it's going to take a little bit longer for us to decide exactly what we need from a facility. We did go down and tour the Phoenix Theater, which is, it's just theater, it's not a multi-use facility but at least it gave us kind of an idea of what we might be looking at. Ratio was the designer of that as well. So, we're really early into the process for both the Cultural Arts Center and the Town Hall. They've been working these projects kind of in a parallel path. They're both looking at renovating this current space to see what it would take to renovate and reposition this building for the next 50 years, as well as an alternative new construction potential as well. Siting the Cultural Arts Center will be dictated by what decision is made at that level. So, we're really going through a thorough evaluation process and I think we're going to have a great presence here on the corner of Center and Main that we'll all be proud of when we're done. But that process is very early in the process. We have another group meeting, I think on Friday with the design team and the stakeholders, so we'll have some more... you know, I think it will move along pretty well, our goal is to have the programming complete by the end of February and that will really jump start things. It's been a good process so far, I think. Any questions about the Town Hall or Cultural Arts Center?

Ms. Andres: What's the future ownership of the Cultural Arts Center? Is that going to be Town owned and operated? What's the plan for that?

Mr. Cook: Yeah, I think it will be Town owned. It could be a non-profit. I'm not sure that the final decision has been made, but it would be a public entity, maybe non-profit. I think Andrew and Tony are looking at various examples of how you might operate it.

Mr. Klinger: Basically, we're looking at other communities where the municipality is partnered with arts groups and in terms of how they manage their facilities. We're talking to folks in Bloomington. I think we're going to try and get down to Jasper and there was another one we were looking at. But we're looking at different models and the arts groups are doing the same thing with their consultants, looking at different models and that will, I think, eventually kind of lead us towards a recommendation in terms of how we move forward. There are several

different options, as Todd already mentioned, whether it's municipally owned or perhaps the CDC or some other entity owns and operates. So, it's both an ownership and an operational piece that we have to look at, so we're digging into those things and kind of trying to figure that out.

Mr. Kirchoff: And I assume part of that will be a financial plan to show us how we can pay for it.

Mr. Klinger: Exactly, right, that will be part of the picture too.

Ms. Andres: Have all of these, the areas in green, those have been acquired? Those properties? Of course, these are not an issue, but it looks like these are residences here.

Mr. Cook: Those are under contract.

Ms. Andres: Okay

Mr. Cook: So, we're getting those contracts assigned to us. So, they're under contract but we don't own them yet.

Ms. Andres: Okay

Mr. Cook: But that is what we consider to be kind of the project area.

Ms. Andres: Okay. Is there a plan then, for when those might be, that might be finalized in terms of...?

Mr. Cook: Acquiring those two parcels?

Mr. Klinger: I imagine that will be the first quarter of this year...

Ms. Andres: And there's a note here on the schedule that was created where it just says, "Krewson, Mill to Center", what is that?

Mr. Cook: That would be the work that BF&S is doing.

Mr. Belcher: Yeah, the key to when this project would start, when the parking lot would be blocked off here, because people go to the signal, they go to Mill Street to Center to get to the signal... when this building goes under construction, that won't occur anymore, so we want to improve Krewson between Mill and Center.

Ms. Andres: Okay

Mr. Belcher: We want to have that piece completed before we start and close off this parking lot.

Ms. Andres: Okay

Mr. Belcher: So, that's the sequence that's trying to be displayed in that. Exactly when, we don't know, but that's the goal.

Mr. Kirchoff: Obviously there's a lot of moving parts.

Mr. Cook: Yeah, the schedule will change, that I can guarantee. But if you want more detail on the schedule or on the map or anything like that, just let me know and we'll make sure that you get it.

Ms. Andres: Are you planning parking here at all, or are you just relying on the parking garage? In terms of the design as it looks right now.

Mr. Cook: The schemes show a few parking spaces but not a lot.

Mr. Klinger: It will depend on the ending design, but I think all of the plans that we've been shown so far from Ratio does show some level of surface parking. We've made that priority primarily from the Town Hall perspective because we do have Utility Billing within the building and so we have customers coming to pay bills on a regular basis, so there has to be a certain minimal level of parking for customers. Most likely employees will end up parking in the

structure parking or in some other scenario. But I think there will be at least some minimal amount of customer parking and also parking in terms of the Cultural Arts Center, drop off and pick up points and making sure that we have those lanes and probably some handicapped parking, accessible parking, those kinds of things. So, there will be some built into the design but probably not very much.

Ms. Andres: Okay

Mr. Klinger: There also is, as part of the Mill Street improvements, there would be street parking which we don't have... well, I guess there is some there today, but we're factoring Mill Street parking in as part of the design of the streetscape.

Mr. McPhail: Reorganized parking.

Ms. Andres: Any other questions for Todd?

Ms. Elston: Are we far enough along on the Garage to know whether it's just going to be open parking or any kind of gating or access?

Mr. Cook: Well, there will be gating designed into it. We haven't... I would guess that it would be, it'll be demand driven. So, I don't know that we would come out immediately with a pay to park scenario, but if we get, obviously, if we get demand... it could be during events, special events or something like that, we may have to limit that, but I believe that the gating will be designed into it so that we could turn it on at some point in the future if we need to.

Ms. Elston: And then on the East and Main Flats; they are having parking...?

Mr. Cook: Surface parking.

Ms. Elston: Surface parking, okay.

Ms. Andres: Anything else?

Mr. Cook: Anything else?

Ms. Andres: Thank you, Todd.

Mr. Cook: You're welcome.

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

Mr. Perona: Good evening, I do have a few things to report on the Prewitt Theater. First of all, you remember those storage tanks that everybody said, "oh, they're probably empty?"

Ms. Andres: Famous last words.

Mr. Perona: They weren't, yeah, they weren't, and that sort of lead to a delay and then Hoosier Environmental had to get an oil tanker truck out to pump that out. It pumped just shy of 400 gallons out of those four tanks. They got that done today. While the oil tanker was out, they got it power washed on the inside, which made it easier for them to cut up the tanks. Those will be removed tomorrow, so that'll be done. Then Hoosier Environmental will be back a week after that to check for the volatile organic compounds to make sure that in fact, that alleviated the problems and the concern in the basement. Second, the graphics for the Prewitt Theater are scheduled to be installed tomorrow, so that will make the... and I'm presuming that it's both the marquee and the windows of the theater. I'll know more on that tomorrow because we're meeting them tomorrow, but I think that includes everything. And so, that should be done tomorrow. Ratio Architects is preparing bid documents for the stabilization for the theater and so we should be going out to bid in January for that. The last thing I just wanted to mention is Hoosier Environmental has been here working on the storage tanks, they made a note to us that there's quite a bit of asbestos in there, particularly around the insulation and the piping. They just wanted to warn us that we really need to be looking at that too. So, I think after we finish with the stabilization that will probably be the next thing that we need to tackle, is getting that asbestos out.

Mr. Kirchoff: Would that not have come up in Phase 1 or Phase 2?

Mr. Perona: Well, it was noted that we needed that...

Ms. Andres: They don't traditionally test for it, they may say if they think it's there but that's usually a separate item that needs to be looked at.

Mr. Perona: Yeah so, it would be a separate investigation that would need to pinpoint all of those. Hoosier Environmental just happens to be one of those people that provides that service, which I'm sure is why they mentioned it.

Mr. McPhail: It's called marketing.

Mr. Perona: It is. Any questions for me? Thank you.

Mr. McPhail: That's good news Tony.

Mr. Perona: Yes

Ms. Andres: Tony, I just want to let you know that I've had a lot of comments from people in the public that really appreciate the marquee lights and just what that's done for the streetscape. It has really been noticed and everybody is really excited about it. So, well done, good buzz from the community about the lights. I think everybody will be excited just to kind of see this move forward. Thank you. Next, we have an update on Retail Coach from Todd.

Mr. Cook: Okay, last month I think I reported that that might be the last Retail Coach update, but the contract actually runs through the month of January. Again, I don't look for us to extend the contracts certainly, as it is. They did let me know last week, we had a quick call, that Schlotzsky's Deli is still looking at Plainfield, so we may have a new deli coming to town. But again, without an operator... that's kind of what's holding it up because they're looking to do like five Schlotzsky's in the metro area. That may come to fruition, but I don't know that we will continue with Retail Coach. Any questions?

Ms. Andres: Do we have any kind of termination notice that is required under the contract? Does it just expire or...? Do you know?

Mr. Cook: There didn't appear to be any notice requirement.

Ms. Andres: And then I think we had talked about this at the last meeting, but the expectation would be then, would be Town staff and working with community partners that would take up the role of finding opportunities.

Mr. Cook: Yeah, I think, you know, having a good relationship with the brokerage and development community is something that I personally enjoy and try to have. Building those relationships with the folks at Pogue or you know, I've worked closely with Brett Birch that represents the Marsh Plaza, trying to feed ideas his way. I think those brokers and developers get paid on doing deals so that's what they want to do. I think Retail Coach helped us kind of identify what the notes, that are critical to the Town, where there are some opportunities and we'll take advantage of the information that they've given us and try to move it to the next step. But I think having those relationships with the owners, the brokers, the developers, will pay dividends in the long run. They have access to the same type of data that Retail Coach provided us, and they all go to the same conferences and things like that. So, I think we'll be covered there.

Ms. Andres: I think that Retail Coach, or at least my thought and my understanding, was that they were to some degree, kind of marketing us as a Town when they would go to the conferences. Were they doing that? And if they were, who's going to be... are the developers going to be doing that? Did we find value in that that we need to continue it?

Mr. Cook: The brokers are at all those same conferences, so they're going to be taking their listings along with them. I think we'll be in good shape. I'd be happy to go along too, they have a big one in Vegas, I think. But I think we can leave that up to the private sector, really.

Ms. Andres: Any other comments or questions on Retail Coach?

Mr. McPhail: I just might comment; Retail Coach went through some restructuring, different people, and I just don't think they, I just don't think they followed through with what we were expecting from them. We got some good data from them and beyond that, I think we were just another number for them.

Ms. Andres: All right, great. Thank you, Todd.

Mr. Cook: You're welcome.

Ms. Andres: We have an update from our Community Development Corporation.

Mr. Kirchoff: We do, we've been busy. As you heard, we closed on thirteen properties. We're now property owners for a short period of time here. Administratively we did get bids from a number of banks and we chose the bank just down the street which happens to be where Brad will be soon. I don't know how soon the Chamber is going to move. Maybe in the next week or so. So, that's been very convenient, as we would go to the bank and do a wire transfer and drive to the other side of the town and do all of the closings. So, that's been very helpful. We also selected an accounting firm which is... we're trying to do business with as many local people as possible, so we chose Kemper. We have met with them and they're getting our QuickBooks, and everything set up, which will enable us to provide the RDC and the Town Council quarterly balance sheets and P and L statements. So, that's our goal at this point in time so that we can be accountable to the RDC and the Town Council as to our activity and where we are. As I mentioned, we closed on the thirteen properties. We have transferred the contract with Brad Hurt to the CDC and so his monthly retainer is now part of our budget and he is busy, believe you me. So, we are using his services. And I think Cam knows the way to Plainfield very well. Are you out here about every day?

Mr. Starnes: Not quite, but pretty often.

Mr. Kirchoff: I just want to say publicly how great an asset he has been to us as we've been working through all of this. He's been great... pardon me?

Mr. Daniel: I said, that's what we like to hear.

Mr. Kirchoff: Absolutely, I don't know what we would have done without him. We are busy, we worked through the Town Council and trying to be looking for the Downtown Redevelopment and be proactive in that area. So, we're... Brad has a number of activities that he's working on. I think that's really the gist of where we are right now.

Ms. Andres: Will the CDC be handling these two properties for the Town Hall?

Mr. Kirchoff: Yeah

Ms. Andres: Thank you for that update. Any questions for Bill? Thank you. Lastly under old business we have a Parking Structure BOT Agreement update.

Mr. Starnes: This has been mentioned of course, the financing did close on the Parking Structure just the Friday before the new year. I just wanted to catch you up because there's a lot that happened after the last meeting of this Commission in which you voted to authorize Jennifer, as your President, to sign on behalf of the Redevelopment Commission. Immediately following that meeting, that RDC put out to several banks, I think eight or nine in total, a proposed term sheet or proposal that Umbaugh had put together as the Town's Municipal Advisor. We did get feedback after that from a couple of different banks and selected one from those two that came from First Merchant's and Old National. So, the Redevelopment Commission, with Umbaugh's guidance, selected a proposal from Old National Bank. I think it's important for you all to realize that it was an extremely strong proposal and very favorable to the Town in terms of having a 20-year term and a fixed rate of 3.79% that will be funded. And the Town will then, through the RDC, make installment contracts, installment purchase payments over the 20-year term. They will look, I think Umbaugh said this to you when Heidi

presented to you, it will look very much like bond payments, it will be made on the same kind of schedule, but they will be contract purchase payments that would then assign to the bank. But it all went very smoothly, it was plenty of work. I'm thankful to Jennifer for being flexible and available to execute documents so that we could make that closing happen on Friday. And I think that the teams, sort of on all three sides there, were very easy to work with. I happened to be fortunate enough to be the only, between the bank and the developer and the town, the only attorney that was in town that week, so that meant... or the only one that was not smart enough to say early on that I was going to be out of town, but I was here and I was glad to again, coordinate with Jennifer and with those three parties to get that done. I think we feel good on the financing side, that it all came together in a way that's very favorable to the town. That project will now shift to really, kind of a construction phase. I think the timeline sets out to start in early April. We now have enough of kind of a schematic design that we were able to get a guaranteed maximum price for the garage, which does mean that all of the construction risk, in terms of materials costs and labor costs, is on GM Development as the developer, which is good. But there is plenty of work yet to be done on translating that schematic design into construction documents. The town has retained David Lahey and Aaron Cohen as owner representatives to really guide that process. They've been very hands on to date. I know they've both done a lot of good quality work for the town on other public projects and I think they've had a great experience interfacing with Greg Martz and Hagerman Construction, which is the construction contractor to date and that will certainly continue and will be, they'll be in the driver's seat in terms of managing that from a design completion and construction phase on behalf of the Redevelopment Commission. So, I just wanted to again, update you on what's transpired since the last meeting when you said, "yes, Jennifer can sign things, as the President of the Commission" through closing, so you're all aware of how it has kind of come together. I'm happy answer any questions about how that will go, from how that went, to today, and how it will go from here.

Ms. Andres: I should have saved my thanks but thank you again Cam.

Mr. Starnes: It was good to work with you and thanks Bill for saying that in front of the boss.

WISHES TO BE HEARD

Ms. Andres: We don't have any items under new business or Resolutions. Do we have anyone who wishes to be heard from the audience? If you'll please step forward and say your name into the microphone for us, for the record.

Ms. McDonald: Shirley McDonald, I'm from Main Street Vineyard Church.

Ms. Andres: Welcome

Ms. McDonald: Okay, thank very much. I have just some things that I'd like the Commission to consider. With us having property right here on Main Street right where the Parking Development Structure is going to be going in...and I did just sort of type them up, so you'd have them in front of you as well. Can I give those to you?

Ms. Andres: Absolutely

Ms. McDonald: All right, just so everybody knows where we're located; we're located... there's sort of a walkway there and Rock Bottom Treasure is there on one side and Vineyard Church is on the other on Main Street here. The way our building is set up, it abuts the alley right next to the parking area. As far as how that's going to affect us in the future, that's a big concern for us and I would think for all of the businesses located right there on Main Street. So, I just brought the concerns that we have specifically. So, the first one is, we would like the planning team... I didn't know the exact names and I'm not really familiar with all of the wording that you all are using, so we would like the planning team for the construction of the Parking Structure to consider the Alley between the businesses and specifically our building. The distance between our back door and the alley, allowing for safe access to our back door. So, there is this alley that doesn't go all of the way through from Vine Street to Center Street and so if you're bringing

something and unloading something in that alley area, then we have our back door right there. So, that's kind of a safety concern for us. And I don't really know or understand where the Parking Structure is to be established in relationship to that or how wide that alley is expected to be. But those are big concerns for us. Also, that ability to, number two, we would like to request enough alley footage to allow for delivery of goods via a semi-trailer such as a Lowe's or Menard's delivery, typically they come on a semi and that alley is pretty small for thinking about how you would get a semi in there and then get a semi out of there, if there's no through access. So, I don't know if you all have already considered that. I haven't seen the December minutes, so I don't know what was all talked about last month. The third one is, we would like to gain free parking for our church attenders on a permanent basis. I'm understanding that this Commission is purchasing that structure at this point. That you've just become owners of it, is that right? So, I'm thinking that you're the people to ask about that. I don't know if you're planning to sell it to someone in the future or how that will work, but we are just asking for consideration, that as people are wanting to attend church, that they don't have to pay for parking to do that. So, that's something we're hoping for and those are our considerations as well.

Ms. Andres: Well, thank you for attending this week, we appreciate you coming, and we always like to hear from people who are going to be affected by the projects. We're grateful that you're here and are bringing these to us. We'll certainly consider them. Just a couple of questions; the alley right now, you can get a Lowes Truck through there right now, or no?

Ms. McDonald: No, we use the parking lot right now.

Ms. Andres: Okay, so that's where they usually deliver things and then bring them in. And then, when do you usually have church service? Is it during the week too? Weekends?

Ms. McDonald: Well, primarily Sunday morning, but there are other times that we meet, yes.

Ms. Andres: Okay

Ms. McDonald: Every Friday night we have Celebrate Recovery, for example. So, that's an ongoing weekly meeting that we have. And then from time to time we do other things but those are the two that are most consistent.

Ms. Andres: Okay, so if I could ask maybe Todd, if we could have these and then work to make sure that somebody stays in touch with you and we'll consider them and then certainly, give you feedback and opportunities and continue the dialog. Thank you for bringing it forward today.

Ms. McDonald: All right, thank you very much, appreciate it.

Ms. Andres: Anyone else that wants to be heard from the audience today? Did you have something?

Mr. Diallo: Yeah I think I'm going to say something. I wasn't supposed to be here; my wife was supposed to be here but basically, she covered what I had to say. My name is Elhadj Diallo, I co-own African Plum the little furniture shop here in town. Basically, I have similar issues, the parking issues. We have a lot of customers, I don't know if you've noticed, they don't like to come through our shop because they have to park in the back and then walk around to the front. So, having some of the parking spaces being taken away, I think we're going to lose some customers. If you guys could maybe consider keeping the garage open and then maybe having an access on to the backside of our building, that would be also helpful.

Ms. Andres: In the design of the future building?

Mr. Diallo: Yes

Ms. Andres: Okay

Mr. Diallo: And are these going to be available for us to see as it comes forward?

Ms. Andres: What are the thoughts in terms of... Todd, if you could speak to the design and expectations for presenting... or Andrew...to the public for review?

Mr. Klinger: As Todd mentioned earlier, the design is only at about 60% right now, but eventually the plans will have to go through the normal planning process. So, as we get the design closer to the final, it would be made available to the public and would go through the Plan Commission process. It would have to through the Design Review Committee and through the Plan Commission for approval.

Mr. Kirchoff: And property owners would be noticed.

Mr. Klinger: And property owners would be noticed as part of that, which it's required as part of the Plan Commission process to notify, I don't remember what the range is, but certainly an adjacent property owner would be notified. So, there will be opportunity for public hearing, opportunity for public input. I can say, in terms of the design as it stands right now, I think they have set it up to where there is going to be pedestrian, in that alleyway that Ms. McDonald mentioned, that there would be some sort of pedestrian access from the garage towards that alleyway so that people can easily get out of the garage and go down that little alley way and get to the stores up along Main Street that way. So, the idea would be to preserve that so that people could park in the garage and still do that. So, that's part of the design as it stands right now.

Mr. Diallo: So, in the meantime while the construction is happening, do we have a way to load furniture into our customer's vehicles?

Mr. Klinger: That's... I don't know, I think we're going to have to have some conversations about that, I'm not sure.

Mr. Diallo: We do have a front entrance, I mean we can take furniture out of the front entrance but it's easier from the rear.

Mr. Klinger: Yeah, well, as we mentioned already, the existing alleyway is not accessible right now, it's been closed off at both ends so there's no vehicle traffic, but there is traffic going through the actual lot itself. I think the design shows that we would actually open up one side of that alleyway, mostly for service vehicles, trash and utilities and things like that to be able to access that. So that might... so I think that might be an option in terms of deliveries and that kind of thing or loading up furniture. I think that might be a possibility, but we'll have to talk to the architects more about that and figure out how we're going to make that work.

Mr. Diallo: Okay, those were my concerns, thank you.

Ms. Andres: Thank you and thank you for being here. We meet monthly so as things come up and you have opportunities, our town staff is always willing to have you come in and talk with them too, as these things come up, so that we can make sure that your voices and thoughts are included. So, thank you for being here. Anyone else wish to be heard this evening?

ADJOURNMENT

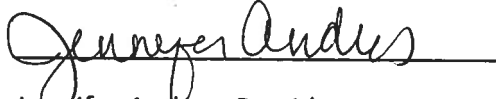
Ms. Andres: With that then, our next meeting is set for Monday, February 4th at 5:30 p.m. if there's nothing further, we are adjourned.

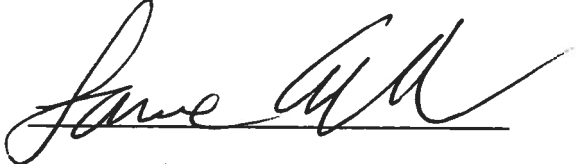
Mr. Cook: Did you want to just mention that we'll be at the Fire Headquarters next month? We're relocating as we're moving offices, so the meetings going forward will be at the Fire Headquarters on Moon Road.

Ms. Andres: That is good information to have.

Mr. Klinger: We would have put a post it note on the door for you.

Ms. Andres: Thank you! Well, with that, we are adjourned.


Jennifer Andres, President


Lance Angle, Secretary

