

PLAINFIELD REDEVELOPMENT COMMISSION

February 4, 2019

7:00 p.m.

PLEDGE OF ALLEGIANCE

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

DETERMINATION OF QUORUM

Ms. Andres: Thank you all for being here in our swanky new meeting room, temporarily. We'll do our determination of the quorum first, Mr. McPhail is absent.

Mr. Angle- here

Mr. Anderson- here

Ms. Elston- here

Mr. Kirchoff- here

Great, thank you for being here.

ELECTION OF OFFICERS

Ms. Andres: So, first on our agenda is election of officers for the Redevelopment Commission for 2019.

Mr. Angle: I don't see a reason to change anything, I'm happy with the positions as they are, so I move to continue the positions, as is.

Mr. Kirchoff: Second

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

(All ayes)

Ms. Andres: Any opposed? Great, thank you, our slate is official.

CONSENT AGENDA

Ms. Andres: Next is our approval of minutes from our January 7, 2019 meeting. Did everybody have a chance to review those? Were there any comments or changes to those? If not, I'll take a motion to approve.

Mr. Kirchoff: So moved

Mr. Angle: Second

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

(All ayes)

Ms. Andres: Any opposed? Great, thank you, the minutes are approved.

OLD BUSINESS

Ms. Andres: We don't have any public hearing items, but we do have some old business updates. First is the Conceptual Downtown Redevelopment, next steps.

Mr. Cook: Next steps, okay, well, we had a great presentation on the Parking Structure, more detail than I could have possibly passed along. I think we all agree that it's headed in the right direction. I think we've expanded the parking count because I think I've been quoting 217 or so spaces, and we've actually got almost 250.

Mr. Angle: What is the width of the spaces, do you know?

Mr. Cook: Width? I think there's a prescribed width...

Mr. Angle: I'm wondering because I think that's how you went from 217 to 249.

Mr. Brandgard: The Town has designated widths for parking.

Mr. Cook: Okay, I'll get back to it.

Mr. Kirchoff: Do we have a Town standard?

Mr. Cook: I would think so.

Ms. Andres: Could you find out what that is and...

Mr. Cook: Sure, absolutely.

Mr. Angle: I didn't mean to throw you for a loop.

Mr. Cook: No, that's okay, that's all right. I would think the drawings that we'll get to you, that were presented tonight, probably had them on there. We did have in the schedule that the notional project schedule update, thanks for catching that substantially complete date Jessica. There were some updates to the Town Hall and Cultural Art Center schedule. We did have a group meeting on January 25th to keep moving that process forward. As you can see, we've come a long way in the programming of the space. I think that if you, you know, read the tea leaves on the schedule, I think there's some momentum building for relocating the Town Hall to Mill Street as opposed to renovating the current space. The current space is limiting growth potential. You know, would we be faced with doing something similar in the next 20 years again? But we're really liking what we're seeing. We're starting to get an idea of what the budget is for the overall project at the high end. We're not quite there yet, but we're understanding, we're getting to a point where we understand what the needs of both of those spaces are, through the programming phase.

Ms. Andres: Todd, what is the timing then, if you're still having those discussions, in terms of location of Town Hall, whether it's existing or we're moving it to Mill Street? What's the timing for those conversations?

Mr. Cook: Our next meeting...

Mr. Kirchoff: I find that interesting that you make that comment, and the Council has not had that discussion at all.

Mr. Cook: Yeah, so we're...

Ms. Andres: Still in discussion.

Mr. Cook: Right, right.

Ms. Andres: What is the timing in terms of when those decisions need to be made to keep us on track?

Mr. Cook: Well, I think we don't show it going to the Plan Commission until September, so I think, you know, probably 60 days.

Ms. Andres: Okay

Mr. Cook: Give or take. I was just trying to see when our next meeting was scheduled for, but I'm not seeing it at all... Then East and Main Flats' schematic design is about 25% complete with a goal to get to design development in mid-April. Any questions on any of the downtown activity?

Mr. Anderson: We don't know how long the East and Main Flats construction will take?

Mr. Cook: It's probably a year.

Mr. Anderson: Okay

Mr. Cook: That would be something good to add.

Mr. Angle: I think the Town Council has a work session this Friday to go over Town Hall and where they're at with Ratio Designs and that kind of stuff, 10:00 a.m.-12:00 p.m., I think.

Mr. Brandgard: 10:00 a.m.-1:00 p.m.

Mr. Anderson: 10:00 a.m.-1:00 p.m., Robin said 10:00 a.m.-1:00 p.m., hopefully we'll learn more then.

Ms. Andres: Anything else on the Downtown Redevelopment plans from the group? If not, we will move on to an update on the Prewitt Theater.

Mr. Cook: Prewitt Theater, the oil storage tanks have been removed. Heartland Environmental, who is doing that work, needs to come back and check for the final count on the VOCs. We had some water get in there that has delayed their ability to come in and do that final VOC count. Let's see... there is a sump pump in the basement, but it doesn't work, that would have been helpful in that set back. I think there is a scheduled return for Heartland for Tuesday or Wednesday of this week, so we will know more on the outcome of that. I don't think they're anticipating any problems because as a condition of the grant, they have to have that final VOC count.

Ms. Andres: Todd, was that... I'm sorry I missed... was that testing in the soil or the air? What are they testing?

Mr. Cook: Ground water, I believe.

Ms. Andres: Okay

Mr. Cook: You know, just making sure that there's no vapors coming up through the basement and that the building could be inhabited.

Mr. Anderson: Did we figure out the sump pump issue, is the line going out all of the way? Do we know what's going on?

Mr. Cook: It doesn't go out.

Mr. Anderson: Okay

Mr. Cook: No, it's not connected. I think that will all be part of this scoping that Ratio is doing, that will give us an idea of what we need to do to the building to bring it up to habitability standards.

Mr. Anderson: Okay

Ms. Andres: I know Tony mentioned at our last meeting, the potential for asbestos. Is Ratio engaging someone else to look at that or are they doing that?

Mr. Cook: I believe that they are, yes. Tony gave me his update, so I'm just trying to get through this, he couldn't be here tonight. He mentioned that Ratio has prepared the bid documents and will be sending out advertising for that work in mid-February, with a pre-bid meeting planned soon. The bids would be due before the Town Council meeting, March 11th, and they would be opened at that time. The timeline for that work would be 60 days from the bid award.

Mr. Angle: So, with that timeline in mind Todd, what's your expectation for the building getting back on the market and being ready to sell or occupy?

Mr. Cook: I think that we don't have a concrete date. I know that Andrew and Tony have been visiting some similar properties; the Buskirk-Chumley and a community theater in...

Mr. Kirchoff: Bloomington

Mr. Cook: That one's in Bloomington and then there was also one in Jasper as well, that they were at just last week, to get some ideas of what it could be.

Mr. Angle: Okay

Mr. Cook: So, we'll get a little bit more information on that, I didn't get the download on those visits just yet. I think that's all we have currently on the Prewitt.

Ms. Andres: Any other questions for Todd on Prewitt Theater? Our next update will be on Retail Coach, also Mr. Cook.

Mr. Cook: Retail Coach, yes, this will be the final update on Retail Coach. They did provide us with a summary of work for 2019. We've talked about some of the prospects that they have talked to that were potentially interested in locating in Plainfield; Super Cuts, Family Dollar, Sonic, Blaze Pizza, Jack in the Box, Zaxby's, Gap, Schlotzsky's Deli, LA Fitness, Jason's Deli, Five Guys, Home Depot they keep on the list, Jersey Mike's; these are some that they've continued to follow up with. As you can tell, most of those are fast food, fast-casual, so we will continue to monitor those. They did give us a number of recommendations, they do think that we have the ability to grow the retail sector here in Plainfield and they encourage us, for instance, to talk more about the retail trade area as opposed to just the population, so that's something that we will need to continue to do. They also have made some recommendations on perhaps creating kind of a zoning overlay for the US 40 Corridor, to encourage redevelopment of a number of sites along the US 40 Corridor and to stay focused on Downtown and the ability to bring some boutique type local businesses to the downtown area as we redevelop the downtown as well. I think we ended up on good terms with them, they would be open to limited engagements in the future if we need them. I also talked to them about the potential to retain their market information on a website, so we'll continue to have discussions with Retail Coach over time, I think.

Ms. Andres: Can you remind me, as part of our initial engagement, did they do an analysis of what types of retail we had the greatest need for?

Mr. Cook: Yes, yeah, they identified some gaps.

Ms. Andres: And we have that data, is that what you're going to be using in terms of... you mentioned a lot of the fast food and the fast-casual, and I don't know if that was our greatest area of need but...?

Mr. Cook: Home Depot is probably the biggest one, that type of a retailer.

Ms. Andres: So, we have that data to use then, now that we're transitioning it to staff time?

Mr. Cook: Yes

Ms. Andres: To be able to use that in terms of marketing and things to look for?

Mr. Cook: Yes

Ms. Andres: Okay, any other questions on Retail Coach? Then we'll move on to our update on the Community Development Corporation.

Mr. Kirchoff: Really, not much new to report. I think the last time we talked about our organizing activities with accounting and banking relationships, as well as closing on the various East and Main parcels. We're continuing to work on getting ready for the downtown redevelopment. So, no other activity as far as concrete closures are concerned.

Mr. Anderson: Did you guys find an accountant? You we're looking for an accountant...

Mr. Kirchoff: Yes, we did. Yeah, we have an accountant and we're meeting tomorrow with a potential property manager because as we acquire properties, in the interim we'll probably need a property manager, so we're going to have that conversation as well.

Ms. Andres: Thank you. Thank you, Todd, as well.

WISHES TO BE HEARD

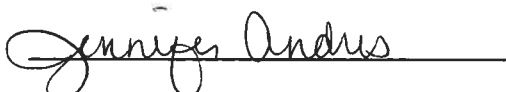
Ms. Andres: We don't have any new business this evening or any Resolutions. Do we have anyone who wishes to be heard from the audience this evening?

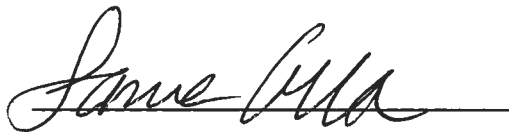
ADJOURNMENT

Ms. Andres: Seeing none, our next meeting is scheduled for Monday, March 4th at 5:30 p.m. We will be here, is that correct?

Mr. Kirchoff: Yes

Ms. Andres: With that, we are adjourned.


Jennifer Andres, President


Lance Angle, Secretary

