



Mr. Everling: Second

Mr. McPhail: Second

Ms. Andres: Great, thank you. Can I have a roll please, Mr. Todisco?

Mr. Todisco: Mr. McPhail – yes

Mr. Angle – yes

Mr. Everling – yes

Mr. Kirchoff – yes

Ms. Andres – yes

The Plainfield Redevelopment Commission consent agenda for minutes of February 1, 2021 has been approved.

Ms. Andres: Great, thank you.

## **OLD BUSINESS**

Ms. Andres: Next we'll move on to old business. We have a few updates on here, I'll start with downtown projects and Mr. Cook.

Mr. Cook: Jennifer, we did have the update from BF&S on the Performing and Fine Arts Center and the parking structure; I'd be happy to answer any questions on that. We did not have an update on the Barlow, but I know that there's been a good deal of progress on renting units and they're pretty pleased with that. I know Dave Rainey is on the call and could answer questions with regards to the Barlow. I'll do my best to answer any questions anybody has as a result of the Government Center and Performing Arts Center, and the parking structure. I know the gates have been up for the parking structure for the past couple of weeks; it seems like they have got it working today, if that's a question that somebody might have.

Ms. Andres: Thanks Todd. I was curious – I seem to recall I saw it on Facebook and I think that I received an email as well, that they were doing a study just in terms of people's thoughts on the Performing Arts Center and uses for that; almost kind of a feasibility study of sorts – is that, can you tell me what the progress is on that, in terms of if it's been completed or are there results from that that you can share?

Mr. Cook: Honestly, I haven't been as involved in that particular study. I don't know – Andrew might chime in...

Mr. Klinger: I can help you out on that one Todd, and Mr. Kirchoff knows as well, through his participation with the CDC. We did receive a study from Denison and basically, we're at a point where we're kind of processing the information that we've got. We need to work to...

Mr. Kirchoff: Andrew? Andrew?

Mr. Klinger: Yeah?

Mr. Kirchoff: I think she asked about the Performing Arts Center, not downtown parking.

Mr. Angle: Yes, yeah.

Mr. Klinger: Oh, I thought you were talking about – sorry, I thought you were talking about parking still, sorry. Well, the answer is actually very close to the same. We did get a draft study from the Keen Consultants and the committee went over that today. And so, that's something that I expect will be presented to the Council, potentially at the work session coming up next week. And so, we'll start to see those results presented to the Council very soon.

Ms. Andres: So, maybe next meeting we can get an update?

Mr. Klinger: Yes, for sure.

Ms. Andres: Great, thanks.

Mr. Klinger: And we're working on a parking study too.

Ms. Andres: Anybody else have any questions on any of the downtown projects?

(brief pause)

Ms. Andres: Seeing none, then we will move on to an update with Mr. Starnes on the CDC.

Mr. Starnes: I'd say over the last month or so, the primary focus of the CDC has been steered around the Stanley Fertilizer Company. As you all know, the CDC closed on acquisition of that in December and has worked pretty conservatively on a couple of fronts. One being partnership with the state toward environmental remediation, and the other being, starting to market the site in conjunction with input from Todd and Tim Belcher for redevelopment. So, so far, the news has been pretty good; there's high interest on the redevelopment side and the partnership with the state is advancing. There is an RFP out now for selection of a contractor that would be working to perform state funded environmental remediation work on the site, to get the site to a "no further action" or "regulatory closure" status, entirely funded by the state, which is great news. They were excited to see the site come into the program and that has helped us, certainly, market

the site to some hand selected developers that were referred to us by Tim Belcher. Again, they all have some interest, so we are headed toward the process of trying to evaluate that interest and we'll get a potential redevelopment project there. Apart from that, the Board meets later this week and we'll see what comes up then.

Ms. Andres: Great, thank you for that. Any questions for Cam?

(brief pause)

Ms. Andres: Seeing none, then we will move on to MADE@Plainfield with Mr. Rainey.

Mr. Rainey: Get myself off of mute here – there we go. So, my apologies both on the Barlow and on MADE, for not having the more formal report that I normally provide you. I was on vacation last week camping in the Everglades, so it was a little tough. You do have some details that Marlon Webb shared if that's easier, but I'll just go over a few highlights. Really, there's been some great progress since our last meeting. The second floor, painting has actually been scheduled to be completed by 3/19. They're hanging and finishing first floor drywall which should be complete by 3/17, is the targeted date on that, with painting to start on the 18<sup>th</sup>. The HVAC equipment is getting basically finalized, as far as the installation, and they're looking to schedule a startup date; that has not been scheduled yet. An important note, I guess one – you know, with COVID there's been issues with long lead times with certain things, elevators, mechanical equipment; we've been trying to stay on top of all of that. In fact, the elevator will start installation here, actually this week is when they'll start that installation, so that's great news. Again, we're looking to occupy this at the end of July, so we've got a good head start on that type of equipment. Aside from that, we've got you know, the acoustical grid starting, casework starting 3/22, floor covering starting on 3/24. So obviously, we've got a lot of really good progress from the interior. We continued to work with our partners on finalizing agreements and just all the things that would be required for us to – once we get occupied, we can continue to make good progress on that as well. So, I'm happy to answer any questions you might have with regard to MADE.

Ms. Andres: (microphone not on)

Mr. Rainey: You're on mute.

Ms. Andres: I just said, that was a great update, that I'm glad to hear that, but actually instead of being on mute I'll share it in person. So, any other questions for David?

(brief pause)

Ms. Andres: Great, all right, moving right along.

Mr. Rainey: Thank you

Ms. Andres: We will have an update on Prewitt Theater, with Mr. Rawlinson.

Mr. Rawlinson: Yeah, since last we talked, we've got the Letter of Intent signed with the Keller-Huff Team; it's been sent over to the town and routed for signatures. Also, Cam is working with them on a project agreement, so we'll have a more formal agreement here in the next month or two. We're helping them build out both their programming, understanding their programming, and understanding the technical requirements to get the building back into use. And so, as a part of that, we're engaging Dan Weeks from our office who has a similar role to David, but his specialty is actually building forensics, so he specializes in checking out buildings and basically making sure of the issues that they'll face for redevelopment and protecting the town's investment and the property. So, as the Keller-Huff Team continues to explore what will be needed inside the building, Dan and our team will be working to look at the outside; what we'll need to bring infrastructure to the site, how we can fix drainage issues and that kind of stuff that's going to happen on site. So yeah, we'll be sending over more detailed information on that, but that's where we're at on Prewitt. Happy to answer any questions.

Ms. Andres: Any questions for Jim?

Mr. Angle: So, Jim, what do you think the timeline is? Does the LOI call out a specific timeline for us to identify those external costs, or do we have a timeline that we think those external costs are going to be identified?

Mr. Rawlinson: The LOI doesn't call out a certain time, no. I think, I think in the next month or two is when we'll be – we'll be working in tandem with them to understand what's going on, on the property. So, I would guess it's in the next 60 days.

Mr. Angle: Okay; I think the LOI calls out for the town to offer funding to be used for buildout costs and building infrastructure, so there's probably a date associated with that funding. So, if I need to kind of back into a date that we kind of needed to know external costs, I guess I could use that as a way to do that.

Mr. Rawlinson: So, the date that's tied with the LOI is connected with 12 months from transfer of property.

Mr. Angle: Okay, okay, I'm just trying to be mindful of timing and that kind of stuff.

Mr. Rawlinson: Yeah

Mr. Angle: Appreciate it.

Mr. Rawlinson: I can look into it more and get back with you directly if you want.

Mr. Angle: Sounds good, thanks.

Ms. Andres: All right, seeing no other questions, we'll move on to an update on the Drinkard property.

Mr. Webb: Thank you everyone. So, not much of an update, different from what we provided last month, but Will Zink with Strategic Capital did provide a masking model from Blackline to show what their project could potentially look like on the corner there at Raceway and U.S. 40. It's moving in the right direction; I did pass it around to internal staff just for some initial comments. Not much comment; just kind of waiting to see what Blackline will provide in regards to the actual rendering, some of the architecture and design elements, to know where some sticking points are from what they originally provided. So, they are continuing to work through that. Will did say that Blackline should have started working on that a couple of weeks ago. I do have a call in to him this week to get another update. On thing that he did say, they are still tweaking the unit mix of the apartment units, and they're trying to see how they can add space for a pool within their development. We did provide them with Banning's contact information, specifically Mark Butler who works on the trail; they wanted to incorporate that linework into their overall development, to make sure it was congruent with it, to make sure it flows with all of the work that's been done there. So, some progress, not much by way of the actual project terms and things of that nature, but they are moving forward with the design, and David Weekly is moving forward with – still undergoing some due diligence with the engineering as to the potential impact of the creek to the project because that did affect what they thought their unit mix could be on that site. So, I should have further information this week, and I'll definitely pass it along as we continue to have more info come in. I'm happy to answer any questions.

(brief pause)

Ms. Andres: Any questions for Marlon?

(brief pause)

Ms. Andres: Great, all right.

Mr. Webb: Thank you

Ms. Andres: Well, that was another great update. Thank you for that information and for keeping us updated.

## **WISHES TO BE HEARD**

Ms. Andres: I don't see any other items on our agenda; it's a light meeting for us this evening. Does anybody wish to be heard, from our virtual audience?

(brief pause)

Ms. Andres: All right, then our next meeting is set for April 8<sup>th</sup> at 5:30 P.M.; presuming that we will be virtual again, but we will keep people posted on that. Until then, stay warm and we'll see you soon. Oh, Lance has something...

Mr. Angle: I have a quick comment. So, something just popped in my mind the other day when I was reading about Trader's Point Church buying the old Marsh building. The RDC at some point had done quite a bit of review on all those parcels and maybe trying to get some outside development happening and that kind of stuff – what popped in my mind was, now that that building has got a use, I don't think the service road was ever addressed. So, the RDC at one point found that service road was up for sale, I believe – somebody might be able to help jog my memory here – but I think the service road, in between where the Dunkin Donuts is and the Huntington Bank and that kind of stuff, went up for sale at a tax sale or something of that nature, and I can't recall if we actually moved on it or if it was part of the overall RDC thought process, but I'm counting on people smarter and who have better memories than me, hence Tim.

Mr. Belcher: I'm not sure I'm either of those Lance, but I believe that we, the town acquired that parcel because we knew that it would be needed.

Mr. Angle: Yeah

Mr. Belcher: So, I think Jason has then taken care of it, waiting to see what happens. So at least I think we have it under control, but I'll verify and make sure.

Mr. Angle: I appreciate that. Because I was just thinking, now that we have you know, a stabilized entity operating that large amount of square footage in that shopping center, maybe we can work with them to put some kind of reciprocal easement in place so that the expenses are shared amongst all of them, and they can manage and operate it and that kind of stuff. I just think it would be good for us to kind of get out of that ownership business, now that someone has control.

Mr. Belcher: Yeah

Mr. Klinger: Yeah, I can confirm that we did acquire that from a tax sale, and I agree, I think now is the time to approach those folks and see if we can you know, get that out of our hands I guess, and make sure that it's being maintained, yeah.

Mr. Angle: All right, fantastic, thank you, I appreciate that, if I can help in any way, let me know; I'm happy to do whatever is needed, just let me know.

Mr. Belcher: Okay, thanks.

Mr. Angle: You bet ya. That was all I had thank you.

Ms. Andres: Great memory Lance.

Mr. Angle: I don't know about that.

Ms. Andres: Does anybody else have anything before we adjourn?

Mr. Cook: I just might note that the April meeting is on a Thursday evening.

Mr. Angle: Thank you for the reminder.

## ADJOURNMENT

Ms. Andres: All right, well we will see you on Thursday in April. Great, thanks everybody, have a good evening.

DocuSigned by:

*Jennifer Andres*

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Jennifer Andres, President

DocuSigned by:

*Lance Angle*

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Lance Angle, Secretary