

**PLAINFIELD REDEVELOPMENT COMMISSION**

**May 3, 2021**

**5:30 p.m.**

Ms. Andres: Good evening everyone. We will start the Plainfield Redevelopment Commission meeting. We're glad to be here in person with some of us, so thank you to those who are able to be here, and we have some of you joining us virtually as well.

**PLEDGE OF ALLEGIANCE**

Ms. Andres: Because some of us are here, we will start with the Pledge of Allegiance, if everyone here will please rise.

**DETERMINATION OF QUORUM**

Ms. Andres: Thank you for being here. Mr. Todisco, do you want to call the roll for quorum please?

Mr. Todisco: Mr. McPhail –

Ms. Andres: He is absent.

Mr. Todisco: He is absent.

Mr. Angle –

I see him.

Mr. Angle: Just virtually.

Mr. Everling – here

Mr. Kirchoff – here

Ms. Andres – here



## OLD BUSINESS

Ms. Andres: Next we have then some updates under old business. The first is on the downtown projects, with Mr. Cook.

Mr. Cook: Thanks Jennifer. It's good to be back with some live bodies in the room. Just a quick overview. You know, we didn't do the cut sheets for The Barlow or the parking structure any longer because for all intents and purposes, they're done. The Barlow is like 100% spoken for, or nearly 100%; it's definitely above 90%. I think they're really pleased with the activity that they've had. They did get a lease with a financial advisor. They're not really pushing their other lease space because they need that space for staging of materials while they're kind of doing their punch list items, but they seem very happy with everything there. The parking structure, actually showing the Vine Street side to a potential tenant, so we're getting a little bit of activity there. Got another call from another potential tenant today also. Just on the Vine Street, nothing really too hot on the Center Street side. And then there was the update on the Government Center and the Fine and Performing Arts Center, in your packets. You know, the steel is going up; it's really impacting the skyline of downtown, especially if you go up on the north side and look back, it looks really cool. I just did that the other day. You know, I'd be happy to – I know the Veridus folks are going to have an update on the Prewitt, so I'll let them take care of that. Are there any other questions about any of the downtown projects? I'd be happy to answer them or investigate the answers.

Ms.Andres: Any questions for Todd on the downtown matters?

(brief pause)

Ms. Andres: Seeing none; thanks Todd. Our next update will be on the CDC with Mr. Starnes.

Mr. Starnes: Thank you, good to be with you this evening. I know there was an update at the last meeting, from Mr. Bridget who serves as the Secretary of the CDC, but we wanted to just add a few things. There aren't any current acquisitions that we're actively pursuing on the CDC side at this point, but we are certainly pretty much knee deep in the redevelopment of the Stanley Fertilizer property on the north end of downtown there, that was acquired toward the end of last year. I'm pleased to report that state funded environmental remediation work will initiate this month, which will remove all of the aboveground storage tanks, any underground storage tanks, and impacted soils through the site. It was both a fertilizer plant, and before that a bulk oil facility. So, there is some known contamination; nothing too egregious but the state has been a great partner in helping us fund that. And we have, through great work by our Property Manager John Albertson, now sort of formalized lease agreements with everybody who has businesses or stuff on the property, which was a huge effort. So, that was a good step; we now have some clarity on who's where, and a timeline for moving that off. We've also been engaged in discussions with a handful of potential development partners to take some next steps toward the redevelopment of that property into something very positive, a good community asset befitting of the legacy of

the Stanley Family and consistent with the downtown plan for the town. So, that's been a major effort for the CDC that's been underway. We also did close on the Midwest Aircraft property, which is a key piece, if you look at the plan, to enable some infrastructure that's called for in the downtown plan. It's a fairly large property; it was a big acquisition. And in the meantime, we now have, I think, a lease in place with a local business that will be utilizing at least part of the space for warehousing for their merchandise, which has been a good benefit to them, and it also helps keep some activity in the building in the meantime, prior to such time as it will likely be demolished to make way for that infrastructure piece. So, that's been a big one too. The Shady Lane property that had been owned by Pat Galyan, as you'll recall, the RDC purchased and transferred over to the CDC. Pep Boys had been utilizing that property; they notified us that they are moving out. Their lease was to go through the end of the year. We've told them that we're not going to let them out of it necessarily, but we are marketing the property through our Property Manager/Broker for lease, and we have a couple of leads to consider which is good news if we could keep somebody in that property in the meantime.

Ms. Andres: So, then we're kind of in limbo then, in terms of what we're doing with Pep Boys, and still trying to market the property? Is that what I'm hearing?

Mr. Starnes: Yeah, we know that Pep Boys intends to move out, and their lease was only in place until the end of the year anyway. So, we're marketing the property; we have a couple of prospects for backfilling that space, which will keep it occupied and active in the meantime. I know the idea has always been that long term that would be a town facility of some type where there may be some use for that on that side of the property. So, I think the CDC regards it as just interim stewardship and trying to do what it can to keep it leased and keep it maintained. And that's really all my update; glad to take any questions from you all.

Ms. Andres: Any questions from Commission members on the CDC?

(brief pause)

Ms. Andres: Seeing none, thank you Cam.

Mr. Starnes: Thank you

Ms. Andres: Next we'll have an update on our MADE@Plainfield project with Mr. Rainey.

Mr. Rainey: Thanks very much. So, with the MADE@Plainfield project we are continuing to make great progress there; I've provided an update for you. I think most notably, you'll see if you're driving by the building, a lot of the glass and curtain walls are starting to go in. So, that's exciting to get the plastic off the windows and get some glass in there; it's making a big difference to the building itself. A lot of the finishes are going in, the plumbing finishes, sinks, toilets, partitions, etcetera. So, things are moving along great there. A lot of the cabling is getting finalized and they're punching down the Cat 6 cabling for all the technology and the different IT closets, which is very exciting. Actually, we're starting to coordinate with some of the partners to have them

come in and start standing up their technology; Ivy Tech and Vincennes, so that will be starting soon. So, that's exciting, that we're going to start having the partners in the building to start working on their piece so that we can get this thing finished up. We're still on track for July 21 for occupancy, and still on budget. Additionally, I'd say, another thing that's nice here coming up is we have the second phase of the landscaping which should be starting here very soon, which includes not only the remaining pieces of landscaping that are required, but also there was some fence that was required, per the Plan Commission, for the neighborhood to the north of MADE, so that fence will be going in as well. So, that will be a nice addition and amenity along the trail. I'm happy to take any questions you might have with regard to MADE.

Ms. Andres: Questions from members, on the update?

(brief pause)

Ms. Andres: Well, it's exciting to see the project coming along, and we're greatly anticipating July; it'll be a good opening. Thanks for that update Dave.

Mr. Rainey Thank you

Ms. Andres: Next we'll move on to Prewitt Theater with Mr. Rawlinson, if he's on.

Mr. Webb: He's not on tonight, so I'll be filling in for him.

Ms. Andres: Okay

Mr. Webb: Good evening everyone, Marlon Webb with Veridus. So, just a quick update on the Prewitt: our office was able to complete the infrastructure assessment report for the Keller Huff team, and so that was provided to the overall project team to kind of help provide some additional numbers that are needed for the project agreement. So, once the Keller Huff team is able to get quotes back from their contractors in regard to the items that need to be fixed on the building, that information will be included in the project agreement. They've been trying to figure out the overall project costs and needs that will be adjusted. And so, that information will be provided over to the town so that we can finish negotiation of that piece, then we would move forward from there. So, those are the major items that I was given tonight. So, feel free to ask any questions or concerns that you have on that.

Ms. Andres: Cam or Marlon, do you know the timing on that, in terms of when we expect to need to have the project agreement signed? Is there any urgency, or do you have a timeframe in mind?

Mr. Webb: I don't have a timeline; I know Cam has it.

Mr. Starnes: I know there's certainly a desire to keep things moving forward, but the analysis that Veridus was able to provide has given the development team, respective development team, things to track down in terms of cost. So, as soon as those are back, I'd anticipate working on the

pricing. At least initially I'd hope to start construction this year. So, I think that – I'm not sure exactly where we are tracking relative to their initial proposed timeline, but I know that there's a mutual desire to move forward with their package.

Ms. Andres: All right, thank you. Any other questions on the Prewitt Theater?

(brief pause)

Ms. Andres: Seeing none, then we will move on, Marlon, to the Drinkard Property.

Mr. Webb: I'll keep my portion brief. We have Will from Strategic Capital online with his team, his project team, to provide updates as to where they are, and to kind of go over some project details. They've been working vigorously to provide some detail to you all today, so I'll turn it over to Will.

Mr. Zink: Thanks Marlon. Can you hear me?

Ms. Andres: We can.

Mr. Zink: Great. Hi, I'm Will Zink with Strategic Capital Partners. I'm here to present a few slides on the Drinkard site. I also have, from our project team, Brenden Majeve from Birge & Held; Craig McCormick and Tyler Cox with BlackLine, and Bryan Chandler with Eclipse Realty. – Can I share my screen? Is that... I hope so, I've got some slides –

Ms. Andres: You should be able to, I think.

Mr. Zink: Can everybody see that?

Ms. Andres: We don't see it – okay, now we do, yep.

Mr. Zink: Okay. Here's our project team – anyone from the team, feel free to jump in as I explain what we're planning. I'd like to thank everybody for letting us take a look at this site. This is Raceway and U.S. 40, and you know, it's the entry to Plainfield; a real trophy location, so our team is very excited to take a look at it. And we've been, to our great surprise, encouraged to make an architecturally significant statement here, and that's always a fun challenge. We worked with BlackLine and I think they've done a great job designing a real Class A project. This is something that we've worked really hard on and refined, and hopefully can continue to refine. But we've laid out a project that's 145 units of multi-family apartments on the corner, taking advantage of the existing infrastructure that Plainfield has put in. It's a really neat site; lots of opportunities here with the great landscaping and the path and the trail and everything, so we're trying to incorporate that into our project. And then a smaller 10,000 square foot retail site, that Bryan Chandler can talk more about. The idea was to take advantage of the existing corner location. We would have an amenity center right along Raceway, with a second story pool with a gym and leasing center and amenity space below; so really high-end amenity and plan design

for that corner project. This is a site aerial. You can see, if you were coming up Raceway, you'd have the residential multi-family fronting U.S. 40 and giving as much of the frontage as possible. And then on the smaller parcel on the south, the retail component. We had originally looked at, on the northern parcels, single-family, and we had looked to see if David Weekley Homes would take it for townhomes; they have since moved over to the Adesa site. So, we've also laid out – well, we're currently discussing the site with other single-family groups but also, we've laid out, if you wanted to continue to do extra multi-family, how that would lay out on the northern parcels. We always thought that if it needed to be a smaller scale – so, on U.S. 40 we're going up to a four and five story product. In the back, as you move north, we would step it down to a three story along here, and then a two story. But this is just if that's something that would be amenable to the RDC, to do more multi-family here. We could also look at other layouts, this is just kind of a conceptual option that we wanted to show you. The creek that runs through the site, that makes it very challenging for a single-family developer, but it is kind of an opportunity for us, as multi-family, because we think we could create a really unique park space with walking trails and amenities, that all of the retail and apartments on U.S. 40 could use. So, that's just an example of the project. You know, this is our original site plan that showed 112 townhomes, just giving you some different options for that north parcel. But we really continue to focus in on the design of this south multi-family building. We've figured out a way to increase the unit count with a design that we think is a real Class A design, and then with the best use for this retail component. I think we could have – Bryan, would you want to speak about the retail, kind of your thoughts on tenants that would go in there, and the layout?

Mr. Chandler: Sure. Well, it's conceptual now but this is a retail building that is small in scale that would, it's going to serve as a neighborhood serving retail. It's going to serve the residents of the multi-family that you see right there. But also, it's going to benefit from the traffic that exists on Washington Street today. So, it would have everything you could think of as neighborhood serving retail. A café certainly, would be something that we would try to attract. But it could also be a higher volume operation, like a higher volume restaurant. But it could also be something that would serve traffic that exists, sort of a quasi-neighborhood, like a Tide Dry Cleaners, which we represent, would possibly be interested in something like this. So, cafes and neighborhood serving retails, we'd be seeking to fill the building up with.

Mr. Zink: Tyler or Craig, are you on? Would you like to talk about your design features at all?

Mr. McCormick: Yeah, sure. This is Craig with BlackLine – could you pull the slide up that shows one of our renderings?

Mr. Zink: Yeah, can you see the slide that I have up?

Mr. McCormick: All I see is the title slide.

(brief pause)

Mr. McCormick: If you can see it, I can go ahead and speak about it.

Mr. Zink: Can everyone see this?

Ms. Andres: Yeah, we see the rendering.

Mr. Zink: Okay, good.

Mr. McCormick: Good

Mr. Zink: Thankfully I wasn't talking about slides that no one can see.

Mr. McCormick: So, the building that we conceptualized is really sort of a hybrid between the type of project that we would do in a more urban center. It has a lot of the same features, with all of the units having some sort of personal exterior balcony space. But we wanted to sort of push the design a little bit. Sometimes we're constrained in more urban locations, with our site constraints and the need to sort of maximize parking. And certainly, we did sort of push the density and maximize the parking quite a bit, but I think the biggest thing we wanted to achieve was some kind of interesting visual block on this building, and something that has a relationship to the trail and the landscaping that has been put in place. We don't have that laid out in our rendering, we were kind of hustling to get these together, but the idea is that on the ground level you would actually have walk-out kind of apartments, directly on that trail. And then on the upper levels you would have more like an urban flat type of situation. In a few places we do push the building up to five stories, and we think that those would be double height townhomes, on those fifth-floor areas that would also have higher balconies just off the rooftop. The area that's closest to the retail center, and closest to the entrance drive, the gateway, if you will, to Plainfield, we have our amenities center located over in that area. While our renderings unfortunately don't show that very well, we do have that area sort of activated by social space and a second floor swimming pool on top of a fitness room, and some indoor outdoor spaces. So, really, the first impression I think you would get coming between the retail building and the multi-family building, is a very kind of active social space, really to continue the idea of what's happening with the trailhead there. The rest of the space, we think it's important to just kind of buffer the parking area, on the entrance drive there, with trees. We've got sort of an access coming through the middle of the site that directs people back to some of the adjacent properties. And then in the corner where the creek sort of flows through, we intend to leave that just more natural. We think we'd like to have our own trails and walkable paths to kind of go around that creek and around the perimeter of our site, and also just to connect back to where the trail is on U.S. 40. Other than that, I'm happy to answer any questions that anybody might have about just the general concept for the design of the retail center and the multi-family building.

Ms. Andres: So, it sounds like at his point then that we're focusing, I think I heard you say you're still in discussions and contemplating what you're going to do with that northern parcel, so this is just the two parcels that you're showing in terms of the proposal that we have in front of us?

Mr. Zink: Correct, we're – this is just rendered out for the retail and the first 145 units. If more multi-family would be amenable, we would foresee keeping the architectural style that

continued north. So, it would be similar, just would continually step down. So, this is 145 units; we think we could add another 200 units, max, on the north parcel. If that's something that Plainfield would like to see, or allow, we can work with you on the layouts and show you a rendering of that. If it's on the single-family side, we are still discussing options with other developers, as David Weekley has chosen to move to a larger site. So tonight, we're really, I guess, wanted to present what we had, show you the architectural character that could be expanded to be a bigger project. But right now, I guess what we're showing is the retail and the first 145 units.

Ms. Andres: Tim, if they were to kind of extend the trail from Indy to Plainfield, or Scott – is that along U.S. 40? Can you remind me of where that's expected to be? Is it behind this site? I can't remember from, what I've seen before, where they expect that to go.

Mr. Singleton(?): (microphone not on) It's expected to come from the south and then up Raceway from the south and into that intersection.

Ms. Andres: Okay

Mr. Singelton (?): (microphone not on) There is an existing bridge that I understand the airport has plans to utilize to cross the east fork.

Ms. Andres: Okay, is that north then? When it goes up Raceway, would it be north of this site then?

Mr., Singleton(?):(microphone not on) You're talking about the Vandalia Trail, right?

Ms. Andres: Yeah

Mr. Singleton(?): (microphone not on) So, it's expected, from this location, that it would continue along the north side of U.S. 40...

Ms. Andres: Okay

Mr. Singleton(?): (microphone not on) ...heading to the west.

Ms. Andres: Okay, so it will be along U.S. 40 then?

Mr. Singleton(?): (microphone not on) In Plainfield.

Ms. Andres: I think so, yeah.

Ms. Andres: Well, I wanted to make sure that's what I was seeing; that that's where they were expecting that to continue on.

Ms. Andres: Any other questions on the proposal that we've seen today?

Mr. Angle: I don't think there's any questions, but I don't think they're looking for the RDC to provide feedback on the design and the planning and things of that nature; it's more for informational purposes at this point, is that correct?

Ms. Andres: Yes

Mr. Zink: Correct, yeah. We...sorry, go ahead.

Ms. Andres: Yeah, and I guess that is, I think that it's my understanding that Todd and Marlon and others have been you know, kind of working with them in terms of what best the option would be for here.

Mr. Zink: Yeah, and if there are any other questions that come to mind, by anyone in the RDC, please feel free to reach out to myself or anyone on our development team. Marlon has all of our contact information, but I can also share it. We'd love to discuss anything from design layouts to any questions that I haven't covered here, but we wanted to get you something to look at, that we've been working on, like you said, with Marlon and Todd, to hopefully consider.

Ms. Andres: Well, we appreciate you sharing it and just for being part of the meeting tonight. And I think it might be helpful, Marlon and Todd, if you could maybe share – Will, if you're comfortable sharing this with Marlon and Todd and they can share it with – and I know Kent's not here and probably would like to see it as well, so if you'd be able to share that maybe with him as well, so he could take a look at it. But we appreciate you sharing it, so thank you.

Mr. Zink: Thank you for having us.

Ms. Andres: And thank you for your consideration and attempts at visioning and kind of going back – we appreciate the time that you guys have taken in terms of your interest in this site, so thank you for that.

Mr. Zink: Yes, thank you very much. We're excited about this site; it's a great opportunity and we look forward to working on it with you guys.

Ms. Andres: Sounds good

Mr. Zink: Appreciate the time, thank you.

Ms. Andres: Sure

Mr. Angle: Thank you

## **NEW BUSINESS**

Ms. Andres: We'll move on then to new business, which we had the TIF report, but I understand Mr. Dyson wasn't able to join us today. So instead, we were emailed that report for our review – I think Todd sent it this afternoon, so you should have all received it. Take a look at it, and if there's questions, reach out to Steve. And if not, maybe we can have him – if there are questions, maybe we could have him present and address those at our next meeting.

Ms. Andres: With that, we've reached the end of our agenda. Is there any other business from Commission members, that needs to be raised this evening?

Mr. Angle: Nothing from me, thanks.

(brief pause)

## **WISHES TO BE HEARD**

Ms. Andres: Seeing none, do we have anyone virtually who would like to be heard this evening?

(brief pause)

Ms. Andres: Melanie is checking, I think.

(brief pause)

Ms. Andres: We don't see anyone; great.

## **ADJOURNMENT**

Ms. Andres: Okay, well thanks everyone for being here virtually, as well as in person. It was good to see faces LIVE. Our next meeting is Monday, June 7<sup>th</sup> at 5:30 p.m. I assume it will be either a hybrid or full in person, depending on where things look in one month. So, with that, we will adjourn. Thank you all for being here.

Mr. Angle: Thank you; see you everybody.

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*Jennifer Andres*  
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Jennifer Andres, President

DocuSigned by:  
*Lance Angle*  
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Lance Angle, Secretary