

Mr. Cook: Was it TAC? I thought it was a little further along.

Mr. McPhail: Design Review

Mr. Cook: Okay, sorry about that. So, that would be next step. Any questions?

Ms. Andres: Todd, on the parking garage, have we had any further conversations with Denison, just about rates and things like that? I know that was, I think, an open item that they were still working through. I assume they're working towards getting that solidified before we open.

Mr. Cook: Yeah, they're working on that. You know, the garage may be free for a period of time, but they are working on their pricing.

Mr. Angle: Are we expecting to see anything soon on that?

Mr. Cook: Cam, have you spoken with Denison recently?

Mr. Starnes: Yeah, we do expect to see something soon on that. I think even before that, we have selected a bidder through the CDC for the actual equipment to be installed. Denison ran that request for proposals for us; we had three bids, and they advised us through that process. We selected a vendor for the parking control system, as they call it, and so that will be installed over the course of – the equipment will be ordered and I think the install will happen, probably in October. And the pricing structure, which is informed by the parking study that Denison had performed, we'll be having conversations with them pretty soon about what that looks like. We had a good, have had a couple of good calls with them about sort of policy matters to be considered relative to the Town's expectations about how the garage will operate and serve downtown residents and the citizens of Plainfield. So, working with Denison has been extremely positive and they are cranking out a proforma for us about operations of the garage and rates that take into consideration what they anticipate the use will be, and the revenue derived from the rates chart.

Ms. Andres: Who is serving on that for the Town? I'm just kind of curious.

Mr. Starnes: So, the CDC has been kind of charged with running with the operational piece and running with Dennison both the procurement and the operation of the garage, and getting that under contract, including the rates study. So, really, kind of the CDC Board, along with – Todd's been very helpful in that, and I've been involved as well in working with Denison toward that end.

Ms. Andres: Okay, thanks.

Mr. Kirchoff: And Andrew as well.

Mr. Starnes: Yeah, Andrew too, sure. And we've had Stephanie in on calls; she has been on the frontlines relative to working with downtown merchants and others about parking meets and how that's going to operate. So, she's been in the loop from the Town's side as well, about how that all gets rolled out and communicated.

Ms. Andres: Great, thanks. And then Todd, I just had another question; this is on the spreadsheet, and I know we've talked about this to some degree before with the Town Hall and Performing Arts Center – it lists a completion date of, I think, next May. Is that, that sounds very ambitious, and I was just curious if that was correct, or what we thought that should be.

Mr. Cook: Hmm, yeah, that doesn't sound right... yeah, I'll...

Ms. Andres: But that could happen, but I would be amazed. So, maybe if you could look into that, and update that on the spreadsheet.

Mr. Cook: Yeah

Mr. Klinger: Jennifer, did you say that about the Town Hall project? Is that what you were referring to?

Ms. Andres: If I read it correctly, yes.

Mr. Klinger: Okay, yeah, we need to find where you saw that because we're looking at – assuming...our first step is for Council to actually give some consideration to how they want to move forward with the project. And assuming that happens, we're looking at construction maybe starting later this year/early next year. And you're talking at least a 15-month construction period, possibly longer. So, we're looking at 2022, at the earliest, for an opening on that.

Ms. Andres: I had assumed so.

Mr. Klinger: And that's just the Government Center piece of the project, so we're a ways away, yeah.

Ms. Andres: So, it's on the Excel spreadsheet, and I think maybe it was supposed to be a 5 of 2022, and not a 5 of 2021.

Mr. Klinger: Yeah, that sounds like a typo.

Ms. Andres: Yes, okay, any other questions or feedback from councilmembers on the downtown projects?

(brief pause)

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

Mr. Starnes: Yeah, thank you. Good timing, the CDC Board actually met this afternoon. As I think you all are aware, it's been a busy year for the Community Development Corporation in working towards its mission to kind of support the Town and really focus on implementation of the downtown redevelopment plan. The bulk of this year has been – apart from the – well, the house move kind of counts – apart from the being involved in holding contracts on the Lindbergh house

and the move from north of Main Street, to south of Main Street, the attention has largely been on acquisition of parcels that will be needed for right-of-way for the Krewson enhancement project that's part of the downtown plan, and some other, I think, opportunities that kind of came up. And so, that's all – we recently closed on the sale of a house that acquired just north of the parking structure last year, to a landlord who is working in conjunction with Family Promise of Hendricks County, an organization that helps to provide rent guarantee and affordable housing options for its clients, and they are excited about that partnership. We also recently acquired another property on Krewson that will be close to completing kind of that area that would otherwise, I think, been total takes from a right of way perspective, that will help to allow that project to continue to be planned and then implemented, in terms of enhancing Krewson. So again, it's been a busy year. I know Bill and the Board are working on some reporting. I think the financials may have been – from 2019 – may have been in the packet to go to the RDC today. We've also been talking, as an organization, about how to best communicate to you all about outcomes that the CDC has been really focused on, in terms of aiding in the implementation of the downtown plan. And I think getting around a map and a list of properties is a good way to do that. So, I know we're working toward having that kind of report available for you all. But I think that's the summary from here, as to the goings on of the CDC lately.

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

(brief pause)

Ms. Andres: I did have just one question on the financial report; thank you for sending that over. And this is just something that maybe I need my memory refreshed on – there was a line there, I think it was originally maybe \$58,000, and it's been reduced down to \$40,000, of restricted funds – I didn't recall where those were from. Can you remind me?

Mr. Kirchoff: I can help out, Cam.

Mr. Starnes: Oh, can you? Great.

Mr. Kirchoff: Yeah, part of our Board meeting today – we met with our accountant because some of the board members had the same questions about what was restricted and what was non restricted. And the way she records it Jennifer, is that when the RDC allocates monies to us for specific projects, they are considered with restriction, which she then transfers them over to the acquisition, they become without restrictions. So, that's what those two columns are about.

Ms. Andres: Okay

Mr. Kirchoff: Is that what you're asking?

Ms. Andres: Yes, yes.

Mr. Kirchoff: Believe me, we're not accountants and we had to ask her, and because we're a not for profit, that's the way she needs to bring it through her books.

Ms. Andres: Okay, perfect; thank you, that's helpful Bill.

Mr. Kirchoff: Well, you're asking the same questions we were.

Ms. Andres: Seeing no other questions then, next on our agenda we have an update on MADE@Plainfield.

Mr. Rainey: Good evening. So, there is a lot going on at the MADE project with regards to construction. You all have the update, but I just wanted to go through a couple of quick points. The curb islands are now getting all, they're getting poured. As well as the sub grade will be getting all graded off here. That's all in preparation, we're going to try to get – not “try” – we are going to get the pavement in, at least the intermediate, here by the end of the year. As far as structural steel, that has continued to be detailed. The roof deck in Area A is actually completed, and they are still working on getting the rest of the roof deck installed on Area B. As far as electric, all of the under slab is continuing to go in, all of the mechanicals are completed – all of the mechanical under slab, rather, is completed on the project. Most notably here today is kind of a milestone; they prepped and poured the elevated deck, which is 520 yards of concrete. They started at 4:00 a.m., so that's a pretty big deal. It took a lot of coordination; I'm happy to say the partners jumped in. We had some final coordination to do with that slab work and they all participated in that. We got everything coordinated and we had a successful pour, actually 4 days ahead of schedule, so that was good news. With regard to the schedule by the way, we are still on schedule and on budget on that project. Let's see here, what else? The most notable thing you'll see here, starting here pretty quickly, is the exterior framing of the south wall. That will be started here very soon, as materials start to come on. As far as procurement of some long lead items, I think I mentioned this in the report as well, we continue to stay on top of that. Obviously, with COVID and other issues, we want to make sure that any of these items that have a long lead time, we're tracking those, so that we don't get caught without a piece of mechanical equipment or anything like that. And then as far as the partners, like I said, they continue to be engaged and coordinating with the construction process. And as far as their programming, of continuing to work on their programming, we've got meetings coming up here very soon to start working on the FF and E procurement, as well as the owner furnished equipment that they'll be bringing into the project to make sure that all of that is in place as well. So, if you have any questions, I'd be glad to answer any for you, but that's what we have for today.

Ms. Andres: That's a great update Dave, thank you. And it's good to hear that you're on schedule and on budget as well.

Mr. Rainey: Absolutely

Ms. Andres: Those are nice things to report, right?

Mr. Rainey: Especially these days, yes.

Ms. Andres: Any other comments or questions on the MADE@Plainfield?

Mr. Angle: Dave what do you think, about another 2-3 weeks and we'll be doing hard hat tours there as well?

Mr. Rainey: I would love to do a tour. Actually, as soon as we get the sub slab, the slab on grade poured, let's definitely get out there. That's scheduled, tentatively, for September 28th, so by – yeah, so we should be able to get out there and get a tour pretty quickly.

Mr. Angle: That sounds great, thank you.

Mr. Rainey: Yep

Ms. Andres: Up next then, we have an update on the Prewitt Theater.

Mr. Webb: Good evening all. So, I've provided a brief summary of some next steps that we coordinated with Todd over the past several weeks since the last RDC meeting. I can briefly run through that if you all need me to, but it was provided to Todd, an updated report. But just what was in addition to what was provided in that: we did have two users view the space over the past week, who did not submit on the RFP. So, these were individuals who have some art spaces throughout the region; just like a collection of attorneys, or other businesses that they have. They expressed some interest to Jim Rawlinson, who couldn't join the call today, who we recently hired at the Veridus Group. And if you are not aware, he was the one who led the effort with the Music City strategy at the Chamber. And so, he was actually able to grow his network within this space to help us try to find individuals who could potentially fill this space. And so, right now he has coordinated efforts with Todd and Chase to continue to walk them through the space to see, to garner more interest or to gather more ideas in how we can move forward, which is part of our next steps strategy to figure out how the Town could either program the space or sell it. So, in addition to that, we are still going through some due diligence and trying to figure out what makes the most sense in this space, by actually talking to other developers to figure out the best way to move forward because the responses that we got back – you know, they didn't officially respond, but informally, they responded by saying the space was oddly shaped or oddly configured and they thought that they needed more space in order to do something. And so, these are things that we're still trying to vet through to see if there is any interest in order for something like that to happen. And then of course, we would vet that through staff, and if staff gives us the green light, we would definitely vet that through you all to see if that's something that you would like to see move forward. But once I receive additional information from the individuals that did go through – they did go through it and they said they were going to provide us some feedback as to what they thought, and we'll definitely pass that on to Todd, and to Tim and Andrew, to figure out how we can move forward with that.

Ms. Andres: Great, thanks. Any questions for Marlon on Prewitt?

(brief pause)

Ms. Andres: We're glad to see you all are doing a lot of diligence and a lot of work to try and get it back into some kind of use. And so, we appreciate everything that you guys are doing.

Mr. Webb: Definitely – and I’m sorry, one additional thing: if staff would agree, and if we did find someone that may sense that we could play in addition to the Cultural Arts Center, where it could be additional programming, or whatever, that could compliment whatever goes on there, we’ll definitely start to engage other individuals in the arts groups there, to see if there is a play. Because we’ve seen this in other communities, where there may be a larger venue that feeds into some of the smaller venues in the area. And so, it could be a really cool idea and a good thing for Plainfield moving forward.

Ms. Andres: Great, thanks.

Mr. Webb: Yep

Ms. Andres: Then moving on, we’ve got an update on our Drinkard Property, request for proposals.

Mr. Webb: So, the review committee, we did meet on this. Ultimately, we decided, just based on responses that we received, that in order for any of them to work it would have taken some negotiations back and forth. And so, out of fairness to all the groups that did submit, we thought it would be best that we reject all proposals, but continue to engage at a later date after we get past that 30-day period, to figure out if there's a potential partnership or a potential opportunity for us to continue to figure out if one of those ideas could continue to, could potentially work on the property. But just in case any of you didn’t get a chance to review the update report, there were two projects that offered low income housing opportunities that we didn’t think was best for this site, and so, those automatically went away. And then there was another project where they were asking considerably a large amount from the Town in order for the project to work. And then the other project did not fully satisfy all of the items that we requested through the RFP. So, out of fairness we decided not to – although, it was the one that I believe, if I remember correctly, that we all liked the most – however, they didn’t satisfy every point that we requested through the RFP, so out of fairness, we thought it would be right to just reject at this time. And again, we definitely engaged those who we thought there was some potential, if they would be willing to talk with the Town to move forward on the site.

Ms. Andres: Yeah, thanks Marlon, for that update. I think that that’s right; it’s under our new business, kind of the decision to order reject. And we did decide, as the review committee that Marlon described, we did decide to reject the proposals. We really appreciate the submissions that were provided to us and we recognize that they were very thoughtful and provided a lot of insight into what – you know, what we were hoping to see is what people thought would be a useful purpose for the site. And as we did review those, we felt like none of them really fit the mark of what we were looking for, for the reasons that Marlon described, just in terms of either not being the right purpose that we were hoping for or asking for. A lot of public participation in terms of funding, which is you know, something that we were not prepared to offer at this point. We’re certainly willing to continue discussions with people, but that’s not what we had in mind initially. And ultimately, I think one of them encompassed the higher, both of the parcels; the other three only included a portion. And so, we really wanted to make sure that we had the opportunity to continue discussions after the 30-days and see what might be a better fit with

some of those properties. So, you know, we're happy to answer any questions, but for those reasons we really felt, as a committee, that none of them really satisfied what we were looking for. And so, the decision was made to reject them all.

Mr. Kirchoff: So, does it take a motion to do that?

Mr. Starnes: Yeah, I think just procedural clarification, that's the recommendation of the committee, is to reject all proposals. That's probably the most prudent for the Commission, to consider a consent to that rejection, with a motion and second to voting, to then communicate a rejection of proposals at this time. Just a reminder, as Jennifer eluded, statutorily – or Marlon, or both – the Redevelopment Commission followed the Request for Public Offering, Request for Proposals process. 30-days after rejecting the proposals, or not accepting the proposals, after that 30-day period, the Redevelopment Commission can renegotiate unilaterally with any party that it wishes to entertain disposition of property to. I think that provides some flexibility to then continue to work with a couple of proposals that maybe had some promise. So, I think the step for tonight, under new business, would be to consider kind of a consent to reject the proposals on the recommendation of the committee.

NEW BUSINESS

Mr. Kirchoff: Jennifer, would you entertain such a motion now?

Ms. Andres: I will, unless there are any further discussions.

(brief pause)

Mr. Kirchoff: Well, I would so move.

Mr. Angle: I'll second

Ms. Andres: We have a first and second; Mark, will you call the roll, please?

Mr. Todisco: Mr. McPhail – yes

Mr. Angle – yes

Mr. Everling – yes

Mr. Kirchoff – yes

Ms. Andres – yes

Motion has been approved.

Ms. Andres: Great, thank you.

Mr. Cook: Hey, Jennifer?

Ms. Andres: Yes?

Mr. Cook: Since we're in new business now, we had an issue come up today at the CDC meeting. You may recall the purchase of the Galyan's building a few months back; there was an extra rent payment that was made to the CDC that may have been – the rent was for a period of time that the RDC owned the property, but the CDC would like to keep that rent payment – it's \$7,966 – as opposed to having to figure out a way to reimburse the RDC. I think I've described that fairly well. Cam, did I get that?

Mr. Starnes: Yeah, there was a month that the RDC owned the property before it was approved to be conveyed, and then conveyed to the CDC. Actually, what happened was there were a couple of months' worth of rent that were paid by the tenant, Pep Boys, to the prior landlord, Pat Galyan the prior owner, and he remitted those two months of erroneous rent payments that he received, in a check to the CDC. So, we know that there was a month in which the RDC actually owned the property and was technically the landlord. The CDC has the rent from the tenant for that month. So, I think, in Todd's words, the request was to allow the CDC to hold on to that payment.

Ms. Andres: Do we need a motion to authorize? I don't have an issue with that; I don't know if there's anything procedurally that we would need to do, other than to just authorize it.

Mr. Starnes: I believe that would be sufficient.

Mr. McPhail: I move that we allow the CDC to keep that one month's rent on the Galyan's building.

Ms. Andres: I have a first, do I have a second?

Mr. Everling: Second

Ms. Andres: Mark, would you call the roll, please?

Mr. Todisco: Mr. McPhail – yes

Mr. Angle – yes

Mr. Everling – yes

Mr. Kirchoff – yes

Ms. Andres – yes

Motion has been approved to keep the check.

Ms. Andres: Thank you. All right, anything else under new business then?

(brief pause)

Ms. Andres: Great. We don't have any hearings or Resolutions this evening.

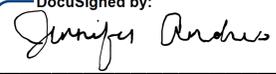
WISHES TO BE HEARD

Ms. Andres: Do we have anyone on that wishes to be heard?

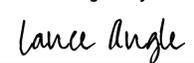
(brief pause)

ADJOURNMENT

Ms. Andres: Seeing none, then our next meeting is set, again for a Monday, October 5th at 5:30 p.m. And with that, we are adjourned, thank you everyone, have a good evening.

DocuSigned by:

6FEC7FBD65F6455...

Jennifer Andres, President

DocuSigned by:

32E36D005E374BD...

Lance Angle, Secretary