Ms. Andres: We will now call to order the meeting for the Redevelopment Commission. Thank you all for being here.

PLEDGE OF ALLEGIANCE

Ms. Andres: We’re going to start with our Pledge of Allegiance, if you will all rise.

DETERMINATION OF QUORUM

Ms. Andres: Thank you all for being here, we’ll have our quorum established first.

   Mr. McPhail- here
   Mr. Angle- present

Mr. Anderson is absent, as is Ms. Elston.

   Mr. Kirchoff- here

Thank you all for being here.

CONSENT AGENDA

Ms. Andres: First on our consent agenda is approval of the minutes for September 6, 2018. Anybody have any comments or changes to those minutes? If not, I’ll take a motion to approve.

Mr. Angle: I move to approve

Mr. Kirchoff: Second

Ms. Andres: First and second, all those in favor, aye.

(all ayes)

Ms. Andres: Any opposed? Thank you.

OLD BUSINESS

Ms. Andres: Under old business our first item is the Conceptual Downtown Redevelopment Plan next steps. Mr. Cook, that has your name on it.

Mr. Cook: Just briefly... I think you get kind of a generic update in your packets, but you know, probably the projects that are the highest profile are the parking garage, which we are... our owner’s rep, Aaron Cohen is working with the developer GM, Greg Marks to get that moving along. We’ve seen some preliminary designs that look good, but that’s getting further refined and things are going well there. We did maybe buy a little time with the construction with Brew Link having notified us that they are no longer interested in that space. But I think there’s going to be no lack of interest in the space that they were originally speaking with us about. But they are staying in the community, so we think that’s a great thing. Also, the Town Hall expansion and Performing Arts Center design contract; we’re negotiating with Ratio Architects, a very great architectural firm that has a lot of experience here in Plainfield. They are very, I would say very sensitive to historical architecture and I think they will come up with a great design for that project. So, we look forward to working with them on that. What else? We have ongoing work with BF&S on the right-of-way delineation so we kind of know, in the downtown area, what we own and what we don’t own. There will undoubtedly be some right-of-way acquisition that goes along with the project. That’s kind of an ongoing project. Let’s see, what else? We’ve executed leases with First National Bank for their parking lot, so we’ll have places for the public to park when we get under construction on the lots behind and across the street from Town
Hall. We got close to a one for one replacement, and the great thing about that parking lot is, it’s close to the stop light here at the corner, so it will give good access. I see people going in and out of the bike shop all the time with their bikes, parking in that lot. So, it will be, it will be a minor inconvenience I think for them, but we are glad to be having a solution for that. Also, with First National Bank, we’ve entered into a sublease agreement with the Chamber. I don’t know if Brad is here tonight, but he’s looking forward to moving into that little suite of offices in the corner of First National Bank there too.

Mr. Kirchoff: Todd, back to the parking lot; this just occurred to me. Have we had any consideration about asking the Town employees to park someplace other than here so that the public could use these as well?

Mr. Cook: I don’t know that we’ve discussed that.

Mr. Belcher: I hadn’t thought of that...we’re probably not that far along yet. But that’s a good idea Bill.

Mr. Cook: It wouldn’t bother me to get a few extra steps in. I like it, I’ll make a note of that. So yeah, that parking agreement is effective today actually. So, I think that’s kind of the first step in the parking garage becoming a reality.

Ms. Andres: What do our timelines look like? Any updates to those as far as projects? Any changes in the timelines?

Mr. Cook: I think we’re still on our timelines to hopefully break ground in the spring.

Ms. Andres: Are they running in parallel? Is one slated to happen before the other?

Mr. Cook: I wouldn’t say it’s that well defined yet, but they could be.

Mr. Klinger: I’ll jump in on that.

Mr. Angle: I was going to say, we should be planning for that.

Mr. Klinger: We are lining the projects up like dominoes here a little bit, primarily because of the parking situation. I think, in terms of the way we see this progressing... in terms of that timeline, that will come with more detail with the design and moving to the next stages. So, I don’t know exactly when things will get done, but in terms of the order of things, what we will probably look at, and from a parking perspective, is once the Chamber has moved into their new temporary headquarters at the bank and we’ve been able to move all of the files and things that we have over here in the fire station and the Chamber building, down into the basement of this building, then we would be able to move forward with demolition of those structures to open up additional parking on site here. So, that would be temporary parking. And then in the spring we would move into construction of the parking structure. This is kind of how we have it ordered, if it all works this way. Move toward working on the parking structure, which would disrupt the parking there, but we’ll have accommodated that over here with the lease that we have on the bank lot. And then as that moves to fruition we have a structure that then can accommodate the parking. That’s when we would look to move on to construction of the Town Hall and the potential Performing Arts Center as part of that project. So, we’ll be shuffling parking around, but we want to time the project so that we always have sufficient parking within the downtown as we’re moving forward. So, I can’t give you exact dates of when things will happen because we’re still... conversations that we have with Greg Marks and with Ratio will help us start to kind of narrow in those timelines and figure out... you know, I don’t even know what the build is looking like for either of these structures. Is it a 12-month build, 18-month, or whatever? So, we’ll have more detail as we get further along, but I think that’s kind of the order of things. There’s demolition, parking structure and then Town Hall so that we’re not just tearing everything up all at once so that there’s adequate parking.

Ms. Andres: Do we have a timeline for when we think design is going to be complete? Because I understand that that would be needed for the further timeline...
Mr. Klinger: Yeah so, that’s really the next step and Aaron Cohen, the Council entered a contract with Aaron Cohen to help negotiate that contract. That’s happening right now, and I believe we were going to have something for the Council’s review for Monday’s work session. So, really by the end of the month we hope to have some kind of an agreement in place with Ratio and then that will be the first step, schematic design. I think we’re probably looking at what, 90-days? Would you agree Tim? So, 90-days to kind of come up with schematic design for the project, which would include schedules and things like that. So, by the end of this year, we should have a pretty good picture of how things are going to take shape and what the construction schedule will start to look like as we head into spring of next year and actually start doing it.

Ms. Andres: Who’s doing the demo?

Mr. Klinger: That hasn’t been decided yet.

Ms. Andres: Okay, you’re still looking into that.

Mr. Klinger: Yeah, we haven’t gotten that far yet.

Ms. Andres: Okay.

Mr. Klinger: I would assume GM Development, that would be my guess.

Mr. Angle: DPW always...

Mr. Belcher: It may be part of the parking garage BOT agreement.

Mr. Angle: Is the parking lot agreement with First National a permanent agreement? What’s the scope of that? I didn’t know we were doing that, frankly.

Mr. Cook: The lease agreement?

Mr. Angle: Yes, the lease agreement for the parking lot with First National Bank. Is that a permanent lease agreement? A temporary lease agreement?

Mr. Cook: It’s a two-year agreement with an option to renew.

Mr. Angle: Okay. And what’s the scope of it? It’s the first I’ve heard about it, that’s why I’m asking.

Mr. Cook: The scope of it?

Mr. Angle: Like we’re just leasing it? We are owning it? Maintaining it for two years or what?

Mr. Cook: As part of our leasehold responsibility we are crack sealing and striping it.

Mr. Angle: And the public is allowed to use it at any time? Is the Town’s allowed to park there? That’s what I’m getting at. What is the scope of this agreement?

Mr. Klinger: So, the parking would be open and available to the public.

Mr. Angle: Okay

Mr. Klinger: We just had a discussion today about signage. I’m not sure what the lease says about signage, but it was my intention that we put signage up to show it was available for public.

Mr. Angle: Sure, now available, right.

Mr. Klinger: Some spaces are reserved for the bank.

Mr. Cook: In our lease hold area.

Mr. Angle: Okay, gotcha.
Mr. Klinger: I mean they have additional parking as well, but they did ask for four spaces. But the rest will be available for the public. The Chamber will use some of those spaces while they are temporarily occupying space within the bank.

Mr. Angle: Sure. And how is that structure... you had mentioned the Town subleased it, but... the Town signed the lease? Or the Chamber signed the lease?

Mr. Klinger: The town leased the property from First National and subleased it to the Chamber. So, we leased some office space and the parking lot.

Mr. Angle: Okay

Mr. Klinger: We have sublet the office space to the Chamber. We provide... similar to... we own the building over there that: the Chamber occupies, they lease that. And they also utilize all of our IT infrastructure. So, we were really trying to kind of mimic that same structure over there so that the Town is essentially the master lease; sublet to the Chamber and then Brad is working with Bill Castetter to figure out the IT infrastructure. But, it sounds like it’s not going to be a big issue to get that hooked up and set up over there.

Mr. Angle: Gotcha

Mr. Klinger: So, it will be a similar arrangement, but it’s in a different building.

Mr. Angle: So, two years? We have a two-year lease?

Mr. Klinger: Two years with an option for one more.

Mr. Angle: Okay

Mr. Klinger: So, hopefully in two years we will have everything in place and Brad will move back over here. We’ll have parking and then we’ll have to evaluate. Do we let the lease go or is there still an interest in maintaining that as a public lot going forward? Do we want to work something out with the bank...?

Mr. Angle: Yeah

Mr. Klinger: So, we’ll have to figure that out when we get there.

Mr. Angle: Okay great, thank you.

Mr. Belcher: A copy of the lease should be in the box. I put it in there before the last Council meeting, if you want all of the details on it.

Mr. Klinger: I was just going to say I thought that that came before the Council, but I wasn’t at the last meeting, so I don’t know.

Mr. Kirchoff: I was looking at last meeting’s agenda and I haven’t found it yet.

Mr. Belcher: Okay, it should be in the box.

Mr. Kirchoff: Could it be in your report, Tim?

Mr. Belcher: Yeah, in the redevelopment section, or I can share a copy if not.

Mr. Kirchoff: It’s right here

Mr. Angle: I apologize...I was out last week...I missed that, so my questions are probably...sorry, I will stay on top of it from now on.

Mr. Kirchoff: It shows the lease, the sublease with the Chamber.

Mr. Angle: Okay, great. Thanks for bringing me up to speed, I appreciate it.

Mr. Belcher: Well, with the theater over there and the Chamber, we’re going to need parking.

Mr. Angle: Agreed
Mr. Klinger: And that's where, you know, at the end of the two years, we may need to look at... you know, what use we have for the theater. Do they want to extend out or even move to acquire property from the bank to be able to have parking available for the theater building as well?

Ms. Andres: Is the parking lease separate from the office space lease, or are they combined?

Mr. Cook: It's all under the master lease. Any other questions?

Ms. Andres: I don't think we need to go over it now, but I assume we're kind of working through what our communication to the public about all of these different projects will be. I think that will be a really important component to all of this.

Mr. Kirchoff: We have a communications person that could help with that.

Ms. Andres: I wasn't going to ask her what she's drafted yet.

Ms. Singh: We'll have clarity on Friday after the work session.

Mr. Klinger: Yeah, there's a Council work session on Friday to talk about all of these issues. You know, Todd mentioned that Brew Link has found a different site. Their time frame just didn't match up with our time frame, so I think from a staff perspective we all kind of took a sigh of relief, because you know, we were really trying to push that project to be able to meet their time frame and, in the end, it just didn't work out. So now we have the ability to be able to slow down a little bit on that and make sure that the projects do all align, that we have a good understanding of what they are, what the financing model is going to be and then bring it to the Council, bring it to the RDC for approvals and be able then to market that and communicate that to the public... not really market, but communicate it to the public in a unified manner. So, Stephanie is definitely working on it, but again, we need more clarity. I think working with Ratio to try and at least get some sort of schematic design, kind of getting a sense of what these projects are going to really look like. It really helps us then to communicate to the general public of, here's what we're moving towards. Right now, it's still a lot of just planning. That's kind of what we're communicating to the public right now; we're still putting the pieces together, trying to figure it out. We have a concept plan, we're trying to figure out what that first phase of implementation looks like. And once we got more detail over probably the next 90 days, we'll be in position to better launch a communication plan of what we are doing.

Ms. Andres: Well, I think that from feedback that I've received from people, there's a lot of interest and excitement about the potential, especially downtown. So, I think the more we can be communicating and getting people updated, I think will be really helpful. So, thank you. Anything else? Thank you. Next on our agenda is the Prewitt Theater update.

Mr. Perona: Good evening. Well, as you know, we're waiting for Ratio Architects to start and then complete their engineering for the stabilization and the initial repair of the theater. I spoke with Dave Krohl today at Ratio and he says that he hopes to have his man out here on Friday of this week, but if that doesn't happen, they will definitely start the week of October the 15th. So, talking about timeline here; if all goes well, the completion of the engineering documents will be wrapped up by the first of December, but no later than the end of the year. The bidding phase would be conducted in January and construction would take 8-10 weeks after that. It would depend upon when the successful bidder could start. So hopefully we would have all of that stabilization done in early spring. In the meantime, following the last RDC meeting, Cam Starnes was able to put me in touch with his contacts at the Indiana Brownfield Program and the good news is that after reviewing the information, they're willing to fund removal of the ground storage tanks and get those out of the theater. We have an access agreement before you tonight to be able to allow these to be removed. So, we're asking for you to approve that tonight. Andy Kleinman, who's your legal counsel, has sent me an email saying you're good to go. Cam is representing the firm tonight, so if you have any questions about that access agreement, Cam's your man. Any other questions or anything for me?
Mr. Angle: Any chance they might take that boiler down there too?

Mr. Perona: That's unfortunately not part of the agreement.

Mr. Angle: Probably not, okay.

Mr. Kirchoff: Would it be possible to get a tour of the building?

Mr. Perona: Sure

Mr. Kirchoff: I've not been in it...

Ms. Andres: I haven't either, I'd be interested.

Mr. Perona: Just let me know when you'd like, and I'd be happy to... how about I just send out a poll and see when you guys can tour it.

Mr. Angle: Yeah, sure.

Mr. McPhail: Just be sure and don't wear a pair of dress shoes.

Mr. Perona: I will send out a Doodle poll to see what day works for everyone.

Ms. Andres: Any further comments or discussion on the site access agreement for the removal of the tanks?

Mr. Angle: I move to approve the access agreement as presented.

Mr. McPhail: Second

Ms. Andres: A first and second, all those in favor, aye.

(all ayes)

Ms. Andres: Any opposed? Thank you. Next on the agenda we have an update for Retail Coach.

Mr. Cook: Thank you. Retail Coach, Will Klein, I had a call with him last week kind of as part of the transition from Lance to me of this contract. He did submit a quarterly report. He's obligated as a condition of his contract to provide quarterly updates on leads that they've generated. A couple of projects that are on that list that I'm familiar with... I probably shouldn't name the company, right? A larger retail type project that we've been working on for considering our town as well as another westside community. We had a call with them on Friday to discuss some issues that would make our community more likely to get the project. So, we're making some progress on some issues that they've identified that we can... help mediate perhaps, might be the best way to describe it. And also, another fast-casual restaurant chain was in to talk to... I think you were in that weren't you Kent?

Mr. McPhail: Yeah

Mr. Cook: ...and Brad Dubois and myself. We think they really like our market and will be likely to open, or reopen a restaurant here, if they can find an operator. So, if you know of an operator looking for an opportunity, we could connect them to one. I think those are the two kinds of immediate updates on the activity with Retail Coach. I think all of the 2018 demographic information has been uploaded on to the website that they provide for us, Retail 360, which has a lot of good information. I think we've had a dashboard report on that from time to time, but I haven't received that yet. Any questions on Retail Coach?

Mr. Angle: Todd, would it be appropriate to bring up the conversations regarding a retail district signage opportunity that's been discussed? Is it time for that yet or...?

Mr. Cook: Kind of the branding opportunity or kind of looking at the district?

Mr. Angle: Yeah, so I think most of us have been in the community for long enough to know that retail kind of resides in all one area and there's a number of developers in that area and there's been conversations that were brought to the forefront about opportunities with
retailers that were looking at some of the land that’s available a little bit further south. Unfortunately, that doesn’t expose them to daily traffic on Main Street there, so a lot of the questions have been; how do we gain exposure? Well, the existing signs are specific to the corner retail shops there. So, some conversations have been had about potentially some gateway signage or retail district branding signage and bringing the developers together as a group. Maybe making some concessions on the Town’s ordinances about signage and size and things of that nature so that there’s an opportunity to give representation for retailers who decide to take use of the land that’s available further south. So, I think they’re still in preliminary stages, but there’s been some pretty good conversations with current owners of those signs that give promise to the opportunity.

Ms. Andres: That makes me think about something. On I-70, even though we’re far from I-70, but just putting that it’s a destination off of, whether we do it off of the Ronald Reagan exit or the SR-267 exit, but just that the Shops at Perry Crossing, that that’s a destination that’s there. I don’t know what the process is for getting that on there.

Mr. Cook: Yeah, I think one of the things that we’re looking at is kind of a branding initiative of say a retail district, Perry Crossing let’s say, our downtown district and then our convention center district, if you will. I think Stephanie is kind of leading the charge on that. I think you’ll see some activity, you know, along those lines. You know, people think of us as an industrial park maybe, but there’s a lot more to Plainfield than just that. That retail area is significant, so we think that there’s a branding opportunity there that we should probably take advantage of.

Ms. Andres: Especially if it’s more south. It just makes it closer to I-70 than it is now. So, okay. Thank you.

Mr. Cook: Any other questions about Retail Coach?

Ms. Andres: I don’t have one about that topic; you made a comment in your statement, if we knew of anyone that would be interested in the Brew Link spot and I wonder what... do we have a process or thoughts in terms of... I'm thinking of other smaller towns and communities where they've had a renewal interest in, whether it be a downtown location or something where restaurants have come in or whatever the case, and more often than not it happens because someone in the community wants to take a chance and becomes invested and develops it and really seeks it out themselves. But, do we have thoughts on a catalyst for how that might... I'm sure the Chamber may be involved, and I believe we talked about this at our Economic Development Steering Committee meeting a little bit, but how that might happen and what we might do to help facilitate that.

Mr. Cook: Help that happen organically, sort of? Yeah, I think we have interested parties in the community and I think it's just a matter of...

Ms. Andres: Bringing them together.

Mr. Cook: Bringing them together.

Ms. Andres: Just a thought behind making sure that we've got something in place that helps people that have the interest, bringing them together and making things happen.

Mr. Cook: Yeah, I think that may be a bit more of a Chamber function than a Town function, but I think we're definitely part of that conversation. I try to meet as many local businesses as I can and make them aware of opportunities in the downtown.

Ms. Andres: I think often times it's more community members, but good, okay. Thank you.

Mr. Cook: Yeah, anything else?

Mr. Angle: Thanks, Todd.

Ms. Andres: Next on our agenda is a CDC update.

Plainfield Redevelopment Commission 10-01-18
Mr. Starnes: To be sure, the CDC exists. The Articles of Incorporation were filed with the Secretary of State a few weeks ago. I think there’s been some discussion amongst staff about scheduling the initial meeting. Of course, Councilmembers Mr. Kirchoff and Mr. Bridget are members as is Brad at the Chamber. So, while there is organization of the initial meeting, there is also a lot of talk of just policy and procedure standpoint. How does the Town go about utilizing the CDC as a tool and a partner in various projects especially in and around the downtown? I think we’re working through some scenarios there. Whether that’s a project agreement for any specific project that outlines the parameters of the CDC, and funding is part of that as well. So, I think that’s all coming together. Again, the important update is that the Articles are filed, the entity exists, and the initial organizational meeting will be upcoming.

Mr. Kirchoff: I would encourage us to get started because we want to be ahead of the curve so that when these other plans begin to develop, we hit the ground running. The CDC can be a valuable tool. So, how do we get started?

Mr. Klinger: You should be getting something in your email soon about dates to be... the first half of October is just jam packed, so it will probably be closer to the end of October.

Mr. Kirchoff: That’s fine. I just think it’s a valuable tool for us and I think it’s important for us to be ready.

Mr. Starnes: I had some discussion with Andrew earlier this afternoon about including some policy consideration into the work session on Friday.

Ms. Andres: Great, thank you. Any other questions?

NEW BUSINESS

Ms. Andres: Do we have any new business anyone wants to raise?

RESOLUTIONS

Ms. Andres: No resolutions this evening either.

WISHES TO BE HEARD

Ms. Andres: Do we have any wishes to be heard from the audience? Hearing none, then our next meeting is set for November 5th at 5:30 p.m.

ADJOURNMENT

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

Jennifer Andres, President

Lance Angle, Secretary