

The Pendleton Redevelopment Commission (RDC) met April 27, 2018 at 6:00pm at the Pendleton Town Hall, 100 W State Street, Pendleton, Indiana. The meeting was called to order at 6:00pm. Commission Members present were President Chad Wolfe, Craig Campbell and Jessica Bastin. A quorum was established with three of five voting members present. Representing the Town were Town Manager Tim McClintick, Assistant Planning Director Rachel Christenson, Town Attorney Alex Intermill and Planning Clerk Kate Edwards.

Others in attendance were Andy Card of Klipsch-Card Athletic Facilities LLC, Jini Morgan of Klipsch-Card, Brian Morgan and Chris Davis of Pottery Hound.

MINUTES

APRIL 5 2018 MINUTES TABLED FOR NEXT MEETING FOR A QUORUM OF THOSE IN ATTENDANCE AT THAT MEETING.

OLD BUSINESS

- **Public Hearing on the Declaratory Resolution**
 - Wolfe provided an overview of the TIF District administrative amendment bringing the industrial park into the TIF District.
 - Wolfe opened the Public Hearing on the Declaratory Resolution R18-02
 - No public comments.
 - Wolfe closed the Public Hearing on the Declaratory Resolution R18-02

MOTIONED BY JESSICA BASTIN, SECONDED BY CRAIG CAMPBELL TO APPROVE THE ADOPTION OF THE CONFIRMATORY RESOLUTION CONFIRMING THE DECLARATORY RESOLUTION ON THE ADMINISTRATIVE AMENDMENT OF THE TIF DISTRICT. MOTION PASSED. TIF DISTRICT NOW AMENDED.

- **Revolving Loan Fund Process and Application**
 - Christenson gave an overview of changes in this second draft of the Revolving Loan Fund process and application.
 - Based on previous meeting's discussion and concerns from currently absent board members, Wolfe suggested that this review get moved to the next RDC meeting so all members can have input.

NEW BUSINESS

- **PROJECT**
 - Wolfe reported to the board that the Town has been working with Klipsch-Card Athletic Facilities LLC and an incentive package to bring them to Pendleton to develop a sports complex in our Falls Pointe Park. Other Klipsch-Card productions include:

- Pacers Athletic Center in Westfield
 - Finch Creek Fieldhouse in Noblesville
- Andy Card, CEO of Klipsch-Card, addressed the board and presented the entire proposed project under the title of Community Sports & Wellness Center
- Phase I includes a 10,000 square feet medical office. A master lease signed with them and a deal on the naming rights.
- Phase II will have an additional 60,000 square feet.
- Community will put their Rock Steady Program, which is a national program that helps Parkinson's patients stop shaking.
- Also a sports performance and training program to include rehabilitation and sports performance. Part will be our Ninja Program, which is gymnastics as early as 2 years old.
- Work out facility with a walking track.
- Basketball courts. Pickleball will probably be added.
- Card introduced Jini Morgan, their tennis expert and who also helped put the development together. She will run the tennis program and help bring on pickleball
- Anderson Gymnastics is a business that will be moving from Anderson to this facility. The owner of Anderson Gymnastics lives in the Pendleton area. This will be about a 20,000 square foot space.
- Overview of the Klipsch-Card facilities:
 - Westfield is basketball, volleyball oriented with some football and indoor soccer
 - Noblesville is primarily baseball and softball indoor turf facility with basketball and volleyball
 - Pendleton will be primarily tennis and gymnastics with some basketball, with the Community Hospital area. Also with a Starbucks style bistro café' to service inside the facility as well as the public without a membership.
- Card indicated there is a good probability that they will be approached by a hotel
- There will be a fieldhouse and medical office space.
- There could be a passive park with a splash park, pergolas for picnicking, pickleball courts and those amenities can be added as Community has asked for extra space to expand beyond the medical office building.
- Putting the Community Sports and Wellness complex here would block Communities competition from coming further north.
- Once we open a facility, we don't rent the schools, we bring them into our facility which is what drives hotel rooms, food and beverage tax, etc.
- We rebrand the entire facility for example Nike tournaments, etc.
- Card is working closely with Pulte and Arbor Homes and as they start to work with Pendleton, we will provide a discount to those HOAs. We will figure out a way to include the citizens of Pendleton.

- They are on the fast track and working to make an announcement by the third week of May.
- Wolfe indicated that as soon as the incentive package is pinned down, their ask in incentives is 3.2 million which includes the ground. They are a for profit outfit, so the revenue side of it is based on a tax rate and the assessed value, as this is a tax paying project. We will start working with Umbaugh to put the incentive package together and come back to Andy. If we can make that work, we will need to hold a special meeting if we want to break the news. Then it will have to go to Council. Adding that he believes this is the anchor project we need out there as we develop the business park. We will need more rooms and more restaurants, but that follows along with the plan for the town's development plan.
- McClintick advised that Sport and Wellness facility will go in first and they are aware that the roundabouts will follow.
- Andy indicated thru the due diligence, it will only take 5 or 6 months, so it should be finished by the end of the year.
- Christenson shared that the roundabouts and bridge will begin in perhaps May 2019.
- Campbell asked if INDOT will help with the flow of traffic for them in the interim and McClintick responded that INDOT would watch the flow of traffic to assuring no backups on the interstate.
- Chris Davis shared that he was all for the idea and how it could benefit his boutique
- Card shared the example of the complex in Westfield. They stalled until they opened the retail portion which they are starting to dig this summer and they already have 100 leases. These folks will be in the area for three and four days and they will shop and eat here.

The next meeting is scheduled for May 24, 2018.

Meeting adjourned at 6:50pm.

Kate Edwards
Planning Clerk
Town of Pendleton