

The Pendleton Redevelopment Commission (RDC) met October 24, 2019 at 6:00pm at the Pendleton Town Hall, 100 W State Street, Pendleton, Indiana. The meeting was called to order at 6:00pm by President Jessica Bastin. Commission Members present were Jessica Bastin, Craig Campbell, Michael Wright, Steve Denny, Josh Ring and Advisor Bill Hutton. A quorum was established. Representing the Town were Town Manager Tim McClintick and Town Attorney Alex Intermill.

Others in attendance were Ken Remenschneider and Alen Fetahagic of Kimley Horn, Michelle Skeen of 157 Chateau Drive Pendleton, Scott Slade with Times Post, Town Council members Jessica Smith, President, and Bob Jones.

MINUTES

**MOVED BY CRAIG CAMPBELL, SECONDED BY MICHAEL WRIGHT, TO
APPROVE MINUTES OF SEPTEMBER 26 2019 MEETING. MOTION CARRIED.**

OLD BUSINESS : UPDATES

- **Community Wellness Center**
 - McClintick presented via Google Drive a current picture of the Wellness Center progress, indicating the roof is going on and the steel structure is going up quickly. They believe it will be completed by summer of 2020.
- **Interchange Project – non agenda item**
 - Bastin asked McClintick for an overview of the roundabout project. McClintick advised they are going to be putting on the finish top coat of pavement, so there will be a flagmen around because they can only do one lane at a time.
 - The pedestrian bridge has been delayed on the contractors end because of his paint choice not approved by INDOT. Instead of changing paint choice like we suggested, the contractor is trying to get INDOT to update their approved paints. Might be a delay of four weeks.
 - One panel with our logo for the bridge has been difficult but they are getting that figured out.
 - McClintick shared some of the old state road surface had to be built up from Enterprise Drive towards Heritage Way.
 - He believes the bridge will be the last to be done.

NEW BUSINESS

- **Historic Preservation Commission – Revolving Loan Program**
 - Bastin reminded that, to date, no one has taken advantage of the RDC Revolving Loan Program, noting it might be a good time to revisit it and determine why we haven't had interest so far and what can be done about that. Part of that discussion then is looking at how they can collaborate with HPC to work on getting the word out about it and perhaps some extra steps that can be taken like a grant component for smaller amounts.
 - Campbell shared that the HPC requested to be involved in the meeting to revamp the loan program and application process. Intermill had recommended a joint meeting, which would be a public meeting and perhaps get some public input. Bastin recommended having Jack Wilson with the PBA be present.
 - Since the November RDC meeting falls on Thanksgiving, Bastin suggested the RDC tag onto the HPC November meeting on the 12th at 7pm. The location for this joint meeting was discussed and will be determined.

- Bastin will provide a copy of the loan to Edwards. Edwards will send it in an email to both commissions about the November 12th joint meeting.
- **McClintick Town Presentation**
 - He provided an update on the Town Hall façade and a photo. Currently waiting on the glass to arrive. He went on to share before and after photos provided via a Google Drive on the historic properties benefited by the MSRP program. Total reinvestment in our historic downtown:
 - In 2018, \$687,775 invested into downtown façade rehabilitation with a Main Street Revitalization grant from the Indiana Office of Community and Rural Affairs.
 - In 2019, \$120,000 will be invested into the façade of Pendleton's Town Hall with a Historic Preservation Fund grant that was awarded through the Indiana Department of Natural Resources.
 - Total = \$807,775
 - He reported that the tornado recovery efforts took precedence over the installation of the Wayfinding Signage. A schematic of the signage was provided.
 - 1967 aerial photos of Exit 219 and Exit 222 were shared
 - Diagram of Pendleton's Corporate Boundaries
 - INDOT Project photo overlay showing roundabouts East and West of I-69
 - Pendleton's LPA Project photo overlay of Exit 219 overpass bridge
 - Infrastructure Improvements slide:
 - Awarded \$387,705 in Community Crossing Funds from INDOT in 2019 for road paving projects
 - Invested \$3.4 million in a new drinking water treatment facility
 - Invested \$1 million in metering upgrades for our electric customers
 - Investing \$1.3 million in the Heritage Way Road Extension Project in the Falls Pointe Business Park
 - Town focus on health, wellness and recreation slide:
 - The Town completed its first Bicycle and Pedestrian Master Plan in 2017
 - Falls Park is updating its Five Year Park and Recreation Master Plan
 - Klipsch-Card Athletic Facilities in partnership with Community Sports and Wellness are investing in a \$14 million sports and wellness center in the Falls Pointe Business Park
 - Planning for our present and for our future slide:
 - New Comprehensive Plan Adopted in 2018
 - Unified Development Ordinance Update in progress
 - Thoroughfare Plan Update in progress
 - Welcoming new families to Pendleton slide:
 - \$1 million in permitted improvements in Town since January 1st
 - Two multi-family residential projects in the past two years (54 units total)
 - Coronado Custom Homes constructing The Falls subdivision (55 lots)
 - Mustin Builders preparing plans for a phase 3 in popular Pendle Point
 - Westport Homes pursuing primary plat approval for 236 lots
 - Impact Fees were discussed between the RDC and Alex Intermill. Wright saw Intermill's presentation on the extensive detail it has to go through to determine a property amount of impact. Wright asked if the Impact Fees would stay the same should an additional subdivision come in. Intermill advised they would stay the same until the Town could justify an increase through a follow up study. He added that is where the art of the engineers and the accountants, not legal, to come up with numbers that should project out so you won't have to revisit that very often. The Impact Fees will apply to both residential and commercial. He noted the assigned Impact Fee Committee will play an important role in determining the Impact Fee Zone. Bastin closed the topic by sharing that

no funds have been spent yet, and they are going to get pricing from firms and find out if it is going to be tens of thousands of dollars or hundreds of thousands of dollars and that will give the Town Council and the Plan Commission enough information for discussion on whether it is worth pursuing or not. McClintick stated at some point the Town would have to send out requests for proposals.

- **Interstate Quadrants Master Plan – Kimley Horn**
 - Bastin advised that Rob Sparks with the Corporation for Economic Development reached out to Tim McClintick on behalf of a property owner near the interchange who was interested in the Town's future vision for that area. She reminded that two or three months ago the RDC had discussed getting back with GDI about their vision and it turned out it was not necessarily in alignment with what we envisioned. So we brought in colleagues from Kimley Horn, as this is their area of expertise. Early stages of discussion with them included putting together a master plan for this area, to include all four quadrants.
 - Ken Remenschneider introduced himself and colleague Alen Fetahagic with Kimley Horn. His Google Drive presentation included:
 - Interchange Master Plan Market Analysis Scope Outline
 - Purpose
 - Determine general market dynamics of interchange locations
 - Provide market justification for desired development
 - Task 1. Market Tour
 - Tour Site
 - Tour surrounding market area and benchmarking interchange sites
 - Task 2. Trade Area Definition and Demand Drivers
 - Profile area investments to attract positive growth
 - Analyze socio-economic factors
 - Task 3. Real Estate Market Analysis
 - Multi-family residential supply & demand analysis
 - Commercial / Retail supply & demand analysis
 - Office supply & demand analysis
 - Industrial & Tech supply & demand analysis
 - Hospitality supply & demand analysis
 - Task 4. Site Planning Guidance and Design Meeting
 - Present findings of the market analysis
 - Inform preliminary design of master plan vision for the Project
 - Task 5. Market Analysis Report
 - Prepare graphic report for economic development use
 - Remenschneider explained that a master plan, they refer to as Gateway Pendleton, can be a tool to guide the type of development the Town would like to see in this location.
 - Fetahagic addressed the Commission. He is a civic engineer with Kimley Horn, sharing he has worked on interchanges all over the country. He went into detail about some of the existing conditions within this area and why master planning related to utilities, storm drainage and roadways is so important. With an available plan, he added that private developers will look at that right away and see how far they have to extend utilities. If you have a master plan storm water retention pond that is a benefit to a private developer and they can use more of their funds to build instead of investing in land for retention.
 - They shared rendering and pictures of their interchange work in Pinnacle Point in Augusta GA, two rendering options created for Gleaves RPS in Nashville TN,
 - Remenschneider informed that in the master planning process they would have benchmarking photographs that show different types of developments to gain local public

- interest and use voting dots and get good local feedback and they can do that with different types of groups, like stakeholder groups and property owner groups and then just general meetings at the library or wherever it makes sense. Adding, the market analysis is a legitimate tool to help you define what you would like to attract.
- He suggested that, after considering the overall plan, this be refined in phases, to prevent going too far with the master plan before the Town determines what they want. Kimley Horn likes to show two design schemes which helps determine what is really desired.
 - He also included the existing bicycle pedestrian master plan and relationship with the I-69 interchange. They would be looking for opportunities to bring that connectivity to the four quadrants within the study area. It is a critical component of attracting talent. Talent oriented companies are looking for live, work, play environments and the connectivity is an important piece.
 - McClintick shared, to go along with the regional detention, the Town has preliminary drawings of the Rosa Frey drain that goes down for shared retention of water shed. It was hopefully going to make a wetlands cleansing area before it goes into Fall Creek. So some work has been done on that already.
 - Remenschneider noted that a proposal would typically start with an outlying scope of work, get confirmation from the Town, and then move forward with a contract.
 - McClintick advised that Rob Sparks contacted the Town. He is the building representative for the old Borg Warner building and he was concerned about the outlying lots down along State Road 38. Sparks had recommended Kimley Horn, Rachel Christenson had thought of Ken Remenschneider and Bastin had thought of Alen Fetahagic, So it all came together. He added that nothing has been signed and there is no estimated cost on the plan, but wanted to bring it to the RDC to let them know what the Town is considering out there.
 - Bastin shared she saw this being beneficial in a couple of ways. When we have a developer come to the table and they start asking for concessions, if we have a master plan in place that tells us what we need to spend on the infrastructure to get out there, we can start negotiating, ie: the Town will extend that water line if you will extend that trail system. She noted it would also allow the Town to take some of these drawings and documents and use them for marketing purposes.
 - Remenschneider stated that the Town has the ability, with the amount of undeveloped land, to create an experience on the SE quadrant that currently has no cohesion. It can be an experience people remember and they will want to repeat.
 - Wright added that having a master plan will allow the Town to approach developers and share our vision and what we are looking to create there and see if they have interest in being a part of that.
 - Campbell asked Kimley Horn to talk more about the market analysis. Remenschneider advised they would be looking at over the next fifteen to twenty years, what is the absorption rate for office space, so they can see if they can successfully market office space. Hospitality would be another one they would look at. Bastin asked if a market analysis was not done, would a developer have to do it themselves. Remenschneider reported that a developer would love to see it if it has already been prepared, which is another incentive.
 - Wright shared his thoughts that Exit 210 did not look well planned and was curious if that is an example of it just morphing into whatever it becomes. The response was that once Hamilton Town Center moved in, different PUDs just started filling in around it.
 - Remenschneider shared that a master plan will establish the standards so the rest of the development should follow those standards that are consistent so the 'Gateway Pendleton' experience is cohesive. Having a development with standards everyone needs to comply with makes the developers more interested in your property because they know they are going to have a more appealing environment in which their investment is going to operate more successfully.

- McClintick believes the funding could come from multiple sources. There are three major properties that will benefit. Four if you count the Towns. That is one resource. The Town is getting ready to apply for food and beverage funds from Madison County Council of Governments. If something builds, we will get more TIF dollars eventually. Fetahagic added the benefit of impact fees.
- Bastin concluded that the goal tonight was to present the idea to the RDC to get general feedback.
- Wright shared his excitement to see an area that has a plan. That area is the front door of Pendleton, so it would be great to have a cohesive plan that would build an attractive long term area.
- Campbell wanted to mention in front of the attending Town Council members that he believes this is a great idea, but also the UDO really needs to move forward. McClintick shared that there are consultants working on this behind the scenes currently. Campbell believes it is key to get that in place because the developers are coming and without that and without a plan like Gateway Pendleton, he believes the Town is at a deficit.

The next meeting scheduled for November 28, 2019 falls on Thanksgiving and is being moved to a joint meeting with Historic Preservation Commission on November 12, 2019 at 7pm.

Meeting adjourned at 7:21 pm.

Kate Edwards
Planning Clerk
Town of Pendleton