

Redevelopment Commission

MEETING DATE: January 7, 2021

LOCATION: Pendleton Town Hall
100 W. State Street Pendleton, Indiana

TIME: 6:00 p.m.

ORDER OF BUSINESS

I. CALL TO ORDER

Meeting was called to order by Craig Campbell at 6:00 pm

II. ROLL CALL AND DETERMINATION OF QUORUM

Board members in attendance were Craig Campbell, Steve Denny, Lynn Mellinger and Adam Truman. A quorum was established. Individuals representing the Town were Town Manager Scott Reske, Planning Director Rachel Christenson and Town Attorney Jeff Graham. Also, attending was Joshua Ring as well as Ken Remenschneider, Alen Fetahagic and Brandon Schreeg representing Kimley Horn.

III. ELECTION OF OFFICERS

- A. A brief summary of the commission's role and member responsibilities was provided in the Google Drive folder.
- B. President – Motion to nominate Craig Campbell as President was made by Steve Denny; seconded by Adam Truman, roll call taken and all members present voted in favor of the motion; motion carried.
- C. Vice President – Motion to nominate Steve Denny as Vice-President was made by Adam Truman; seconded by Craig Campbell, roll call taken and all members present voted in favor of the motion; motion carried.
- D. Secretary - Motion to nominate Lynn Mellinger as Secretary was made by Steve Denny; seconded by Craig Campbell, roll call taken and all members present voted in favor of the motion; motion carried.

III. APPROVAL OF MEETING MINUTES

A motion to accept the minutes from the October 22, 2020 meeting as written was made by Steve Denny and seconded by Adam Truman. Roll call vote was taken with all members giving approval. The motion was carried.

IV. OLD BUSINESS

A. Interstate Quadrants Master Plan – Staff Update (Presentation and timeline provided in Google Drive)

Rachel Christenson reported the following update on the Interchange Master Plan:

1. Progress made since the September RDC meeting:
 - a. Market Analysis report has been completed and includes staff edits (full document provided in Google Drive).
 - b. Utility coordination meetings (water, electric, sanitary sewer) have taken place. Alen Fetahagic has provided great notes on utilities.
 - c. Kimley Horn and Pendleton Planning Staff have worked to develop a proposed Interchange Master Plan layout.
2. Next Steps in the process include:
 - a. RDC to review Market Analysis and proposed Master Plan.
 - b. Right on track with project and seek feedback from RDC members to help craft and mold the Interchange Master Plan.

Ken Remenschneider from Kimley Horn presented the following:
(Map provided in Google Drive)

1. Market Analysis *Study Area* is 2800 acres in size.
2. Market Analysis shows a lot of potential in this area.
3. Quadrant Master Plan is a long-range plan.
4. Pendleton is very attractive community to residents.
5. Study Area provides good demographics and close to development taking place up and down I-69.
6. Will attract private investment to the community.
7. Market Analysis, 50-page report, reflects:
 - a. Economic activity and demographics have been discussed with Planning Staff.
 - b. Current permit activity is very impressive.
 - c. Development will happen at this interchange.
 - d. Very strong presence in Madison County.

- e. Goal of plan is to obtain what is desired based on market feedback – good path going forward.
- f. Need more roof top in the area before seeking higher/destination development.

Ken Remenschneider shared the following additional information in regards to the Interstate Quadrants Master Plan:

- a. Attending the RDC meeting to present where the Master Plan is in the process, to inform what has been done and for determination if ready to elevate to the next phase of development.
- b. To date, the following has been accomplished:
 - Assessment of drainage and stormwater management
 - Plan addresses watershed – Rosa Frey drainage area on eastside of site and westside of I-69 to eastside and west side of creek
 - Plan addresses utilities – sanitary, gas, electric services
 - Studied and reviewed what makes sense of boundaries and edges in the course of planning
- c. Market Analysis now complete and indicate:
 - In order to get higher development, need more roof tops.
 - Yellow shaded areas are designated for residential opportunities.
 - Master drainage plans and development ponds on westside for buffer and parkland.
 - Regional stormwater management plans to facilitate development.
 - As an example, Master Plan can call for a single-family executive home developer to complete piece of stormwater management.
- d. Map presented and following details presented:
 - 146th Street Extension coming into the Study Area
 - Yellow Areas as residential opportunities
 - Placeholder area (brown) is area in which development will be held off until market analysis supports higher level

development and higher-level tax revenue to build parks and infrastructure

- Identifies Advanced Manufacturing and Technology District, consisting of 260 acres
- Designates Falls Pointe Health & Wellness Area
- Some residential areas could be senior living with trails to health center
- Parks will provide stormwater management

e. Market Analysis further revealed:

- Gives option for those that live in Pendleton historic home to remain a part of the community and use wellness center and trails.
- Business park activity shows future development could expand to Fall Creek Road.
- Considerations of abandoning vehicular access on Fall Creek Road to eliminates accidents and convert to bikeways towards State Street from Heritage Way.
- White dash lines drawn to represent potential trails with approval of development contingent based on Master Plan to accommodate such trails and connectivity.

f. Once advancement to next phase approved by RDC, the next steps will include:

- Additional details to the plan
- Provide report of plans to the community

g. Other goals of the project include:

- Draw industries which will attract higher wage employees
- Potentially convert mobile home park into a higher density living such as apartments
- Industrial grouping will include light and not heavy high-tech development
- Next phase will provide more utility details, provided by Alen Fetahagic, Civil Engineer, which will help guide development. Branden Schreeg who served as Project Manager for the Downtown Revitalization Plan and the

Downtown Bicycle & Pedestrian Plan, will also assist in the details of the next phase.

The following discussions took place:

Scott Reske asked Ken Remenschneider to explain what is planned for hold place. Remenschneider provided the following explanation:

- In conducting the Market Analysis, it looked at whether it was feasible for intense development such as headquarters to happen in the area.
- Retail shops, restaurants, housing above, mixed living/office space could attract corporate headquarters with split living and work settings, but not likely possible until have more roof tops as well as nearby residents – calling this the Future Keystone Development District.
- Demographics and Market Analysis suggest to hold off in developing this area.
- Could get restaurant franchise, but desire higher development for that area; therefore, will hold off until surrounded by businesses and buffered by trail systems.
- Need roof tops developed to support downtown shops and restaurants.

Scott Reske commented that as Town Manager, his first goal is that any development does not harm the Pendleton downtown. Reske added if a mixed development goes in too soon, it could easily drain the business from downtown and will want to wait until an increase in population occurs.

Rachel Christenson expressed agreement in that she also does not want to do harm to the downtown and Highway 67 corridor. Christenson also stated that the Town of Pendleton has three (3) district areas to develop without doing harm.

Craig Campbell inquired as to the status of the Yellow Area and if keen for development, with anyone showing interest to develop. Rachel Christenson replied that all of the Yellow Areas fall within the Pendleton Proper except for the most southern portion of the Yellow Area, which can be annexed in the future. Christenson added that as moratorium in place, the Town of Pendleton is not accepting new subdivisions, but expect to come in the future. Christenson stated that in the meantime need to get the TIFs in order and may want to consider picking up areas to annex as desired. Christenson added that the Town of Pendleton can create a brand new TIF District with development bonds to entire developers.

Ken Remenschneider stated that stormwater management is in place and fact that the developer does not have to manage it will be an incentive.

Rachel Christenson commented that Pendleton Falls Park is looking at satellite parks and if the Town gets too many roofs, could prove detrimental to the park as could get over run.

Ken Remenschneider commented that once Master Plan is completed and adopted, developers and stakeholders have interest right out of the gate. Rachel Christenson added having plan in place helps Town Staff to weed out issues before presenting to Plan Commission as well as establishes the rules to build in Pendleton.

Rachel Christenson expressed concern regarding the southeast quadrant of the interchange, in that Tractor Supply, fast-food and multi-family are all in the same vicinity. Christenson commented that having a blank slate in the remaining vacant areas will allow better development for Pendleton.

Ken Remenschneider commented that this project is a very unique opportunity and will add to the great things Pendleton has to offer.

Rachel Christenson asked RDC members to review the Market Analysis and documents in Google Drive. Christenson will then gather questions, feedback and/or needs for change to Ken Remenschneider. Next steps will include presenting Master Plan to Plan Commission and then to Town Council.

B. Community Sports and Wellness Center – Staff Update (Images provided in Google Drive)

Rachel Christenson reported the following updates:

- Wellness Center now open and opened to the public on December 14, 2020.
- Prior to opening, center hosted a tennis tournament and received great feedback from the tennis community.
- Wellness Center includes turf area, group classes and cycling, workout equipment, weight room, basketball, volleyball and pickleball courts. Large garage doors can open in nice weather. Facility offers gymnastics, ninja course and tumbling space as well as toddler gymnastics, sensory area, tennis courts, food area and pro-shop.
- Wellness Center is very busy, yet number of memberships unknown at this time.
- Project is a dream and many individuals and families already using.
- Facility has temporary Certificate of Occupancy as await better weather to address landscaping, paving and top coat of parking lot.
- Community Hospital side also has temporary Certificate of Occupancy with a few tasks to finish before moving into the space. This side of the site will hold doctor offices, physical therapy,

kitchen area, food therapy programs and Parkinson's and balance programs.

- Wellness Center welcomes tours to the public.
- Wellness Center plans to hold a ribbon cutting ceremony at some point in time, but currently working out a few kinks and await pandemic to pass.

C. Revolving Loan Fund Program – Committee Update

Craig Campbell reported the following:

- Along with Dave Cravens, completed a lot of work on the Revolving Loan Fund.
- Developed a list of questions for consideration.
- Desire to take program to PBA (Steve Denny & Lynn Mellinger), but organization not holding meetings currently due to Covid-19.

The following discussions took place:

Craig Campbell asked if program flyer available. Rachel Christenson replied that the application guidelines are available.

Steve Denny advised that PBA's next meeting is scheduled for January 20, 2021 at 6 pm at Falls Park. Steve Denny and Lynn Mellinger will attend. Denny and Mellinger will discuss information and details of the Revolving Loan Grant, seek feedback and thoughts as to why businesses have not used to date.

Joshua Ring of 203 S. Broadway, Pendleton, Indiana stated that he attended a RDC meeting last year and inquired if RDC could do something more direct with the funds. Ring suggested to be more proactive and offer funds to local business owners, such as the Lumberyard or land purchase for improvements. Rachel Christenson replied that should the Town of Pendleton pursued land purchase, the Town would be responsible for site clean-up. Christenson also referenced land close to I-69, which if land purchased, the Town could be responsible for parcel separation and road implementation.

Joshua Ring suggested taking initiative would create more bang for buck and questioned why the money is just sitting in the funds. Craig Campbell explained there is currently no money in the fund. Campbell further clarified that RDC will need to obtain a bond so that local businesses can come to the bank to get a lower interest loan or forgivable loan to help with project costs. Campbell further stated that RDC may find that Pendleton does not need the Revolving Loan Fund.

Joshua Ring commented that the RDC is the only Board/Commission that can drive development.

Rachel Christenson commented that the RDC controls the money in the TIF District and that RDC has a funding source. Christenson added that there are areas in the Town of Pendleton that could be redeveloped and RDC would be the Board to help manage the redevelopment.

V. NEW BUSINESS

A. CED Contract

Scott Reske reported the following:

- Resigning of the contract will be completed by Reske at the next CED meeting, which had been delayed due to Covid-19.
- Expects the Town of Pendleton to be more active with CED this year.
- Reske has a lot of experience with CED and commented that CED will help the Town of Pendleton become a part of the bigger whole.

VI. ADJOURNMENT

Motion to adjourn the meeting was made by Steve Denny; seconded by Lynn Mellinger; all members present in favor of motion; motion carried.

Meeting was adjourned at 6:55 p.m.

Next meeting February 4, 2021 at 6:00 pm