

PLAINFIELD EID CORP Board Meeting
Oct. 22nd, 2024, 12:00 PM
Pace Air Freight, 3353 Main Street, Plainfield

CONSENT AGENDA

Welcoming / Quorum	
Consent Agenda Approval	Jon Espe
Financial Committee Review	Cindy Abner Kate LeGrand
Business	Jon Epse
2025 Budget Approval	Cindy Abner/ Jon Espe
Workforce Connector Recommendation	Jen Gebhard/ Jon Espe
Reports/Updates	Jon Epse
CIRTA	Jennifer Gebhard/Amanda Meyer
Marketing	Jaime Johnson
Town	Andrew Klinger
Other	
Public	Jon Epse
Next Meeting	January (Annual Report)
Adjourn	

PLAINFIELD ECONOMIC IMPROVEMENT DISTRICT BOARD OF DIRECTORS MEETING
August 7, 2024

The Board of Directors for the Plainfield Economic Improvement District (EID) Corporation held a public board meeting at 11:30AM on August 7, 2024 at Pace Air Freight Inc., 3345 E Main St. in Plainfield. In addition, members and community partners were invited to participate via a Zoom teleconference if they were unable to attend in person.

Board and Officers Attending (in person)

Treasurer Cindy Abner, Pace Air Freight

Board and Officers Attending (online):

President Jon Epse, Biynah Industrial Partners

Secretary Jessica Saylor, Cushman & Wakefield / Clarion

Director Bill Kirchoff, Town of Plainfield

Stephen Lindley, Ambrose

Others attending (virtually and in person):

Alyssa Woolard, Town of Plainfield

Amanda Meyer, CIRTA

Philip Roth, American Structurepoint

Vendors (in person):

Cinda Kelley, Kelley & Associates

Jaime Johnson, Kelley & Associates

Kate LeGrand, Alliance ProAdvisors

A quorum was established by Cinda Kelley.

Cindy motions to approve Consent Agenda, Steve seconds, all approve.

Financial Committee:

Financial Statements: Kate LeGrand presents the financial statements. Board has no questions. Steve motions to accept the financials, Cindy seconds, all approve.

Business:

Cinda presents the 2025 plan – the overall strategy is to remain the same as 2024.

Budget: Cinda presents the revised 2024 budget. Stephen motions to lump the Accessibility Improvements line item with the Pilot Program line item for the 2025 budget. Jon seconds, passes.

Cinda suggests adding \$400 to the Facilities and Equipment account for the UPS store location for mail delivery. Stephen motions to accept this plan, Cindy seconds, motion passes.

Jaime presents the marketing line items sees no need to increase marketing expense. Jaime suggests we begin advertising the Lyft program for 2025 (via employers). Kate to prepare a 2025 budget based on these changes.

Reports & Updates:

CIRTA: Amanda Meyer provides year-over-year ridership information. Ridership continues to grow. The bike rack has been installed – she will be getting pictures to post on social media to let potential riders know about the new feature. CIRTA is in the procurement phase and wrapping up RFP development. CIRTA and EID members (Jon Epse) will meet on 09/27/24 to review proposals.

Philip Roth, with American Structurepoint, as a consultant for CIRTA explained the RFP process as opposed to the formal bid process to the committee. This RFP process allows vendors the flexibility to specify how they would provide service rather than services being dictated in the bid proposal.

CIRTA recommends EID increase the \$400k annual budget to \$425k.

Marketing: Jaime provides Marketing update. Lyft costs are dropping as more drivers are coming into the area to provide rides within the EID as well as the majority of riders are traveling from within the county (average cost per ride dropping from \$24.26 in 1Q24 to \$15.74 in 3Q24).

Town: No updates. Alyssa to look into the Scannell / Family Promise housing project to provide information at the next meeting.

Other Business: None.

Public Comments: The meeting was opened for public comment. No public comment was offered and closed.

Next Meeting: The next meeting will be held on October 22, 2024 at 12:00pm at Pace Air Freight.

Adjourn: Jon adjourns meeting.