

**April 25,2023**

**11:00 AM**

**PLAINFIELD EID CORP MEETING**

## **CONSENT AGENDA**

Welcoming / Quorum

Consent Agenda Approval  
Oct 2022 Amended Minutes

Jill Evans

Financial Committee Review

Cindy Abner / Bill Kirchoff /  
Grant Goldman  
Kate LeGrand

Review of Financial Statements

Recommendation for Financial Investment/Diversification

Follow up: PEID Landowner payment delinquency letters are mailed Jan/Feb

Cinda Kelley

Business

Jill Evans

Reports and Updates

Jill Evans

CIRTA  
Marketing  
Town

Jennifer Gebhard  
Jaime Johnson  
Andrew Klinger

Other

iXplore. Plainfield HS

Cinda Kelley

Public

Jill Evans

Next Meeting

August 22  
(proposed)

Adjourn

**AMENDED Jan 10, 2023**

**PLAINFIELD ECONOMIC IMPROVEMENT DISTRICT BOARD OF DIRECTORS MEETING**

**Oct. 25, 2022**

The Board of Directors for the Plainfield Economic Improvement District (EID) Corporation held a public board meeting at 11:00AM on October 25th, 2022, at the Yeager Office Suites of Plainfield, 2680 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 Attending (in person)**

President Grant Goldman  
Treasurer Marc Armstrong  
Director Bill Kirchoff  
Director Carissa Clark

**Board Attending (virtually):**

Vice President: Jill Evans

**Board Absent:**

**Members attending (virtually and in person):**

Town of Plainfield: Andrew Klingner

**Others attending in person:**

**Landowners/Representative:**

Jessica Saylor, Cushman Wakefield / Clarion

**Vendors:**

Kelley & Associates: Cinda Kelley  
Kelley & Associates: Jaimie Johnson  
CIRTA Jen Gebhard  
CIRTA Consultant Philip Roth

**Others attending (virtual)**

**Vendors:**

Alliance ProAdvisors: Kate LeGrand

A quorum was established by Cinda Kelley. President Grant Goldman welcomes everyone. Goldman motions to accept the **Consent Agenda and meeting minutes** from the previous meeting. No comments by the Board. Marc Armstrong seconds. All approve.

**Financial Committee:**

Financial Statements: Marc Armstrong presents the financial statements. Armstrong asks the Board if anyone has any questions. With no comments, Grant Goldman makes a motion to accept, Marc seconds. The Board accepts the financial statements as presented.

Kelley provides an update on the Kemper review. Kelley and Kate LeGrand will be meeting with the review team next week.

Kelley informs the Board Donovan CPA is near completion of the 990N. Once completed, it will be sent to the President for signature and filed.

**Business:**

Kelley presented the 2023 Budget as discussed and revised from the Sept meeting. Goldman motions for approval, with Armstrong seconding. The motion was unanimously carried.

Goldman presented the 2023 Slate of Officers and Directors. Recommendations for Directors were Stephen Lindley (Ambrose) and Jessica Saylor (Clarion representative). In addition, a recommendation from Biynah Partners is expected. Those present provided input on additional landowners who might be asked to serve. Marc Armstrong made a motion to accept those recommended to serve as Officers and Directors. Grant Goldman seconded, and the motion passed. The Board, along with K&A, will reach out to the EID Landowners to identify any additional interest. Officers and Directors will follow up with Kelley on prospects. Kelley will provide a full slate at the next meeting.

#### **Reports & Updates:**

CIRTA provided a timeline for the Board and Officers. CIRTA will be working closely with the existing vendor and the new vendor to address the costs associated with the bid process. Updates, discussion, and concerns followed. Ridership concerns continue to be top of mind.

Marketing and Town updates were provided. Andrew Klinger, Town Manager would like to see GEODIS represented on the EID as the largest Plainfield EID employer. Cinda recommended several landowners who might consider asking GEODIS to represent them. Several agreed to follow up along with Kelley who has been in communication with the GEODIS HR representatives.

#### **Other Business:**

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

#### **Next Meeting:**

The next meeting will be held on January 10<sup>h</sup>, at 11:00am.

**Adjourn:** The meeting was adjourned by the President.

## PLAINFIELD ECONOMIC IMPROVEMENT DISTRICT BOARD OF DIRECTORS MEETING

Jan. 10, 2023

The Board of Directors for the Plainfield Economic Improvement District (EID) Corporation held a public board meeting at 11:00AM on January 10th, 2023, at the Yeager Office Suites of Plainfield, 2680 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)

Director Bill Kirchoff, Town of Plainfield

### Board Attending (virtually):

President Jill Evans, Meritex

VP Grant Goldman, Ambrose

### Members attending (virtually and in person):

Andrew Klinger, Town of Plainfield

Robert Pfeffer, Pace Air Freight

Cindy Abner, Pace Air Freight

Stephen Lindley, Ambrose

Andrew Bennett, Biynah Industrial Partners

Jessica Saylor, Cushman Wakefield / Clarion

### Others attending (virtually and in person):

#### Landowners/Representative:

Jon Espe, Biynah Industrial Partners

Alyssa Woolard, Town of Plainfield Economic Development Director

#### Vendors in person:

Kelley & Associates: Cinda Kelley

Kelley & Associates: Jaimie Johnson

Alliance ProAdvisors: Kate LeGrand

A quorum was established by Cinda Kelley. President Jill Evans welcomes everyone. Evans asked for any corrections to the Consent Agenda. Grant Goldman asked if the Directors had approved the proposed slate of officers and new members at the October meeting. After a short conversation, Goldman recommended making the addition of the vote and approval during that meeting for tracking. The minutes will be amended and resubmitted at the next meeting. Goldman made a motion to approve the Consent Agenda with the noted amendment. Evans seconded the motion carried.

Evans asked to also address the new slate and if we could make any recommendations to fill the vacant officer positions. Cindy Abner was nominated to the Finance Committee and to serve as Treasurer. Evan motioned, member Robert Pfeffer seconded, and the motion was unanimously accepted. Jessica Saylor was nominated. Goldman motioned, Evans seconded, and the motioned carried.

### Financial Committee:

Financial Statements: Kate LeGrand presented the financial statements. With no comments, Evans makes a motion to accept, Pfeffer seconds. The Board accepts the financial statements as presented.

Evans asked if the landowners who are delinquent are aware the EID assessment becomes a lien on their property. Kelley shared delinquent landowners did receive a call the first year but have not been contacted a second time. It was asked if the landowners receive notices from Hendricks County of their delinquency. It is unclear. Kelley agreed to

contact the county representative to determine if the landowners are contacted. If not, Kelley will reach out to those on the delinquent listing.

**Business:**

Kelley presented the 2022 Annual Report providing a reminder of including the background, strategies, and reporting requirements. Jaime Johnson reviewed the marketing and company reports. Kelley presented and reviewed the Connector report. Kelley added the 2022 Year End Financial report will be added. Stephen Lindley motioned to accept the Report. Bill Kirchoff seconded, and motion carried. Kelley will combine the report information into one document and submit to Plainfield Clerk prior to Feb. 1<sup>st</sup>.

**Reports & Updates:**

With all reports being reviewed and discussed, Evans moved to Andrew Klinger for any town updates. Klinger introduced Alyssa Woolard again and indicated she would be attending the meetings in his absence or with him as time allows. Those present welcomed her and offered any assistance she might need in her new position.

Klinger shared the town is working on transit legislation. Legislation has been drawn up and could be heard as early as next week. Other communities are also interested and would join in supporting this legislation.

Klinger noted road upgrades will be occurring that will impact the EID traffic on Smith and Bradley roads.

**Other Business:**

**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 April 25<sup>th</sup>, 11:00 at Pace Air Freight. The meeting will be held in person and virtually.

**Adjourn:** The meeting was adjourned by the President at noon.