

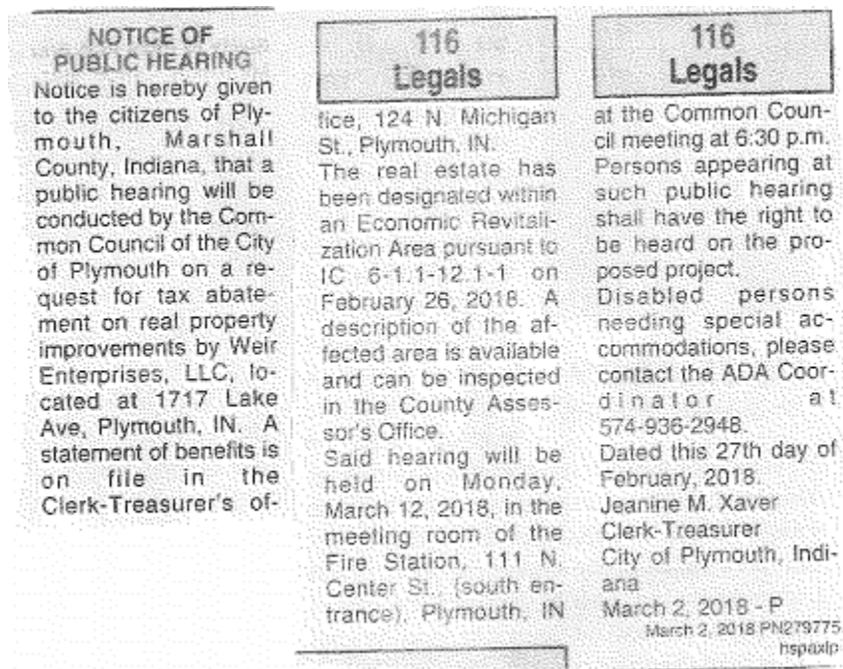
Be it Remembered that the Common Council of the City of Plymouth, Indiana, met in regular session on March 12, 2018. The meeting was held in the meeting room of the Plymouth Fire Department, 111 N. Center St., Plymouth, IN. The meeting was called to order at 6:35 p.m.

Mayor Senter led the Pledge of Allegiance and Council Member Ecker offered prayer.

Mayor Senter presided for Councilmembers Cook, Culp, Ecker, Houin, Longanecker, Milner and Walters.

Council Members Ecker and Culp moved and seconded to approve the minutes of the last regular Common Council meeting on February 26, 2018, as presented. The motion carried.

The following legal notice was advertised on March 2, 2018:



Council Members Houin and Culp moved and seconded to open the public hearing for the Weir Enterprises, LLC tax abatement. The motion carried and the mayor declared the public hearing open.

City Attorney Surrisi said the resolution for this tax abatement will be presented to the council later in the meeting. He introduced the Weirs and Jerry Chavez to discuss the tax abatement and answer any questions. Chavez addressed the council and discussed the need for this workforce development project that helps economic development.

Mayor Senter opened the floor to the public. There were no comments from the Council nor the public.

Council Members Houin and Ecker moved and seconded to close the public hearing. The motion carried.

The following legal notice was advertised on March 2, 2018:

<p>NOTICE OF PUBLIC HEARING Notice is hereby given to the citizens of Plymouth, Marshall County, Indiana, that a public hearing will be conducted by the Common Council of the City of Plymouth on a request for tax abatement on personal property improvements by Pretzels, Inc. located at 2910 Commerce St, Plymouth, IN. A statement of benefits is on file in the Clerk-Treasurer's office, 124 N. Michigan St., Plymouth, IN. The real estate has been designated within an Economic Revitalization Area pursuant to IC 6-1.1-12.1-1 on February 26, 2018. A description of the affected area is available and can be inspected in the County Assessor's Office. Said hearing will be held on Monday, March 12, 2018, in the</p>	<p>116 Legals meeting room of the Fire Station, 111 N. Center St., (south entrance), Plymouth, IN at the Common Council meeting at 6:30 p.m. Persons appearing at such public hearing shall have the right to be heard on the proposed project. Disabled persons needing special accommodations, please contact the ADA Coordinator at 574-936-2948. Dated this 27th day of February, 2018. Jeanine M. Xaver Clerk-Treasurer City of Plymouth, Indiana March 2, 2018 - P March 2, 2018 PN279776 hspadp</p>
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Council Members Houin and Longanecker moved and seconded to open the public hearing for the Pretzels, Inc. tax abatement. The motion carried and the mayor declared the public hearing open.

Jerry Chavez discussed the history of the property where the Pretzels, Inc. operation is looking to expand and was available to answer questions regarding the tax abatement.

Mayor Senter opened the floor to the public. There were no comments from the Council nor the public.

Council Members Culp and Houin moved and seconded to close the public hearing. The motion carried.

Mayor Senter presented Resolution No. 2018-789, A Resolution of the City of Plymouth Approving Resolution No. 2018-786, A Resolution by the Plymouth Plan Commission Which Approved Resolution No. 2018-781, A Resolution by the Plymouth Redevelopment Commission Amending the Economic Development Plan for the US 30 / Oak Road Economic Development Area (TIF #1).

Brent Martin and Don Wendel were present to represent the Rees Theatre Project. Wendel told the council that the project could secure grant funding (Regional Cities Grant) if \$1.5 million can be raised by March 31, 2018. The total project cost is estimated at \$3.46 million. Wendel said the request for funding is a commitment to fund, not a request for immediate payment in full with cash on-hand.

City Attorney Surrisi told the council that the step they are being asked to take tonight would be to allow the Redevelopment Commission to add this project to their project list for this TIF district and ensure that this project is in line with city's comprehensive plan. The Redevelopment Commission and

Plan Commission have both approved resolutions adding the Rees Theatre Project to the TIF #1 project list. It will then go before the Redevelopment Commission again with a public hearing.

Mayor Senter asked when the funds would need to be available. Brent Martin said that 2018 is a year of fundraising and that the funds would be needed in 2019 when the construction on the building begins. He said the goal is to have the building open in February 2020.

Councilman Houin asked how much money was requested from the Redevelopment Commission for the project. Surrisi said \$575,000. He also asked to clarify whether the funding was coming exclusively from TIF funds or if the council was being asked to contribute. Martin said yes, the funds will come exclusively from TIF funding through the Redevelopment Commission.

Councilman Cook voiced his concern regarding how much money is being used up through the TIF funds. He is unsure if our funds can support all the recent activity and questioned if Umbaugh and Associates have predictions indicating whether or not the city can handle the financial projections. Cook said there are a lot of other requests that need to be funded on the project lists. He said he is not opposed to the project, but he does not know how we can take money out of TIF #1.

City Attorney Surrisi reviewed Indiana Code 36-7-25-3(a) which states that projects, improvements, or purposes that may be financed by a commission in Redevelopment project areas or Economic Development areas may be financed if the projects, improvements, or purposes are not located in those areas where the Redevelopment district as long as the projects, improvements, or purposes directly serve or benefit those areas. Surrisi said this code is written into the resolution and says that this project will have a community-wide benefit. Cook asked if the Redevelopment Commission has commissioned Umbaugh and Associates to see if this is financially feasible. Surrisi said before a check is ever cut, this type of analysis will need to be conducted. He explained that tonight the council is just making it so the Redevelopment Commission is authorized to make that investment if all the finances check out.

Cook asked what kind of donations have been received by the Rees Theatre committee through private fundraising. Martin said through in-kind donations and good and services, the total is between \$250,000 and \$300,000. Private philanthropy fundraising is about the same.

Wilson Gerrard asked where the money will be coming from to pay Umbaugh for the financial feasibility study. Surrisi said he does not think this would require the city to commission a large study, it would be more about digging into the fund balances and evaluating the priorities of the Redevelopment Commission. He said the Redevelopment Commission has a long-standing history with Umbaugh and Associates as their financial advisors.

Clerk-Treasurer Xaver compiled a spreadsheet outlining the TIF fund balances and reviewed it with the council. She said the Redevelopment Commission is currently funding the city hall renovation project through TIF #1. When Umbaugh conducted their financial study for that project, they

recommended the Redevelopment Commission only pass through \$10 million of assessed value back to the other taxing units instead of their usual \$20-\$30 million pass through in order to fund the city hall renovation project. Xaver, not knowing what the TIF income is going to be, took the anticipated lease payment and input that as the anticipated TIF income because Umbaugh said that they were bringing in enough to cover the payment. She reminded the council that these are projected numbers. Xaver said the bottom line shows the ending balances each year through 2027 and with these predictions, it will be decreasing every year. She explained that these figures do not take into account funding for other items that tend to come before the Redevelopment Commission.

Surrisi said that this is important information, however it is in the Redevelopment Commission's court to prioritize the projects on their list. He said the focus of the Council's review is on whether or not this project is in line with the city's comprehensive plan and it will be left to Redevelopment to prioritize finances.

Council Members Houin and Culp moved and seconded to adopt Resolution No. 2018-789, A Resolution of the City of Plymouth Approving Resolution No. 2018-786, A Resolution by the Plymouth Plan Commission Which Approved Resolution No. 2018-781, A Resolution by the Plymouth Redevelopment Commission Amending the Economic Development Plan for the US 30 / Oak Road Economic Development Area (TIF #1). It passed by roll call vote.

AYES: Culp, Ecker, Houin, Longanecker, Milner, Walters
NAYS: Cook

Mayor Senter said there is no update on the fee schedule subcommittee.

City Attorney Surrisi said Ordinance No. 2018-2133 will be on hold until Lisa Lee of Ice Miller can be present at the council meeting. She is available to attend the March 26th meeting.

Mike Delp addressed the council regarding a Senior Officials Workshop for All Hazard Preparedness class that he took in Elkhart. He wanted the City of Plymouth's input on organizing and attending a workshop locally. He asked if city officials would prefer an evening during the week or a weekend workshop. Delp said the class would take approximately 4 hours. Mayor Senter said he and Clyde Avery can pick some dates that work for them and the city officials will find a way to be there.

City Attorney Surrisi presented Ordinance No. 2018-2134, An Ordinance of the City of Plymouth to Create a Fund Entitled "East LaPorte St Footbridge Grant Fund", on first reading.

City Attorney Surrisi presented Resolution No. 2018-787, Resolution of the City of Plymouth Confirming the Adoption of a Declaratory Resolution Designating Certain Real Estate Within the City of Plymouth to be Within an "Economic Revitalization Area" for Purposes of Personal Property Tax Abatement Pursuant to IC 6-1.1-12.1 et seq. (Pretzels, Inc.).

REGULAR SESSION, COMMON COUNCIL, MARCH 12, 2018

Council Members Cook and Ecker moved and seconded to approve Resolution No. 2018-787, Resolution of the City of Plymouth Confirming the Adoption of a Declaratory Resolution Designating Certain Real Estate Within the City of Plymouth to be Within an “Economic Revitalization Area” for Purposes of Personal Property Tax Abatement Pursuant to IC 6-1.1-12.1 et seq. (Pretzels, Inc.). It passed by roll call vote.

AYES: Cook, Culp, Ecker, Houin, Longanecker, Milner, Walters
NAYS: None

City Attorney Surrisi presented Resolution No. 2018-788, Resolution of the City of Plymouth Confirming the Adoption of a Declaratory Resolution Designating Certain Real Estate Within the City of Plymouth to be Within an “Economic Revitalization Area” for Purposes of Real Property Tax Abatement Pursuant to IC 6-1.1-12.1 et seq. (Weir Enterprises, LLC).

Council Members Cook and Culp moved and seconded to approve Resolution No. 2018-788, Resolution of the City of Plymouth Confirming the Adoption of a Declaratory Resolution Designating Certain Real Estate Within the City of Plymouth to be Within an “Economic Revitalization Area” for Purposes of Real Property Tax Abatement Pursuant to IC 6-1.1-12.1 et seq. (Weir Enterprises, LLC). It passed by roll call vote.

AYES: Cook, Culp, Ecker, Houin, Longanecker, Milner, Walters
NAYS: None

City Attorney Surrisi presented the Uniform Conflict of Interest Disclosure Statement for Randy Longanecker. Surrisi said this is an annual statement disclosing that he works for Michiana Contracting, Inc. He requested the council’s acceptance of this statement.

Council Members Houin and Walters moved and seconded to approve the Uniform Conflict of Interest Disclosure Statement for Randy Longanecker. The motion carried.

Mayor Senter offered the privilege of the floor. There were no comments.

Members Ecker and Milner moved and seconded to accept the following communications:

Minutes of the Board of Public Works and Safety meeting of February 26, 2018;
Minutes of the Board of Public Works and Safety meeting of March 1, 2018;
Minutes of the Technical Review Committee meeting of March 6, 2018;
Minutes of the Plan Commission meeting of November 7, 2017;
Minutes of the Board of Zoning Appeals meeting of January 2, 2018;
Clerk-Treasurer’s Financial Reports and Cash Reconciliation for February, 2018;

The motion carried.

There being no further business to discuss, Council Members Walters and Milner moved and seconded to adjourn the meeting. The motion carried and the meeting was declared adjourned at 7:10 p.m.

Jeanine M. Xaver, IAMC / CMC
Clerk-Treasurer

APPROVED

Mark Senter, Mayor