

PLYMOUTH REDEVELOPMENT COMMISSION  
SPECIAL SESSION  
March 12, 2020  
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The Plymouth Redevelopment Commission met in special session at 5:30 p.m., Wednesday, March 12, 2020, in the Council Chambers of the City Building at 124 North Michigan Street, Plymouth, Indiana.

President Mike Miley called the meeting to order for Commissioners Billy Ellinger, Nancy Felde, Craig Hopple, Tom Pedavoli, and Melissa Christiansen. Attorney Sean Surrisi, Mayor Mark Senter, and Deputy Clerk-Treasurer Abby Collins were also in attendance.

**Discussion Regarding the Release of Funds for River Gate South Development**

Miley began by introducing the amendment to the Redevelopment Commission's agreement with River Gate South LLC.

Commissioners Felde and Hopple moved and seconded to approve the recommended amendments to the agreement.

Ellinger said he is concerned that this amendment only includes the punchlist items listed by the department heads. It does not include anything about the buildings themselves, inside or out.

Scott Sivan, of River Gate South LLC, discussed the process for the closeout. He noted that there are one-year warranties with all the subcontractors. He is holding retainage money which helps cover those warranty items, most of which are cosmetic; none of the outstanding items are preventing the occupation of any of the buildings. He discussed issues they have had with contractors and a culmination of events that has led to the issues and delays in the project.

Ellinger said he walked the project in Mishawaka at River Rock and was impressed with the workmanship. He said that workmanship does not show in Plymouth and he does not understand why the city should release retainage on the developer when they are holding retainage on their subcontractors. Sivan said that the money being held by the city is the money that needs to be available to get these final tasks done.

Felde discussed the landscaping. It was decided that Sivan would have the landscaper, Lakeview Landscaping, contact Felde and talk about the plan moving forward.

The motion to approve the amended agreement carried.

The next meeting is scheduled for March 17, 2020, at 5:30 p.m. There being no further business to discuss, the meeting was declared adjourned at 6:10 p.m. after a motion and second by Commissioners Hopple and Ellinger. The motion carried.

  
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Abby Collins  
Deputy Clerk-Treasurer