

PLYMOUTH REDEVELOPMENT COMMISSION

November 19, 2019

Page 1 of 2

The Plymouth Redevelopment Commission met in regular session at 5:30 p.m., Tuesday, November 19, 2019, 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, Craig Hopple, and Tom Pedavoli. Mayor Mark Senter, City Attorney Sean Surrisi and Clerk-Treasurer Jeanine Xaver were also in attendance. Commissioners Nancy Felde and Melissa Christiansen were absent.

Commissioners Ellinger and Hopple moved and seconded to approve the minutes of the regular session of October 15, 2019. The motion carried.

TIF #1

**Update on Hoham Drive Reconstruction Project**

No updates.

**Update on Pioneer Drive Reconstruction Project**

City Attorney Surrisi said he anticipates that Lochmueller will have a preliminary report available for the commission at their December meeting.

**Rees Theatre Project Update**

Surrisi said there is a claim for payment that will be brought forth later in the meeting for payment of the Redevelopment Commission's pledged amount for the project. He said the contractors are still working on the back wall. December 5<sup>th</sup> is when the winner of the state's Stellar Communities Grant will be announced. This project is part of that grant application.

TIF #2

No updates.

TIF #3

No updates.

TIF #4

**Update on River Gate South Project**

City Attorney Surrisi said the developer is still waiting on a certificate of occupancy for the last building. The elevator inspection still needs to be conducted before that can be granted. He anticipates that the Redevelopment Commission will see a claim for a final payment to that developer in the next several months.

TIF #5

**Update on Winona Building Products**

City Attorney Surrisi provided an update. He said this commission does not have any further action to take on the project. There will be a public hearing at the Plymouth Economic Development Commission meeting on Monday, November 25<sup>th</sup>. The Common Council will also be meeting and discussing the bonds for this project. Those bodies will each have bond financing documents to review and approve.

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Page 2 of 2

TIF #6

**Update on Centennial Crossings**

City Attorney Surrisi provided an update. He said the Plymouth Plan Commission approved the secondary plat for this project. The developer is still working through drainage and utility plans with city staff. He expects that the commission will see some more activity on this project in late winter/early spring as the developer is hoping to begin construction after the ground thaws.

Other Business

Ellinger asked if the leak in the Council Chambers had been fixed as a follow-up to the City Hall Renovation project. Surrisi said Randy Longanecker, representative from Michiana Contracting, was supposed to take a look at that several weeks ago. Surrisi said he will follow-up on the status of this inquiry.

Approval of Redevelopment Invoices

President Miley presented the following invoices for the Commission's approval:

- To be paid from TIF 1
  - \$575,000.00 payable to Rees Theater
  - \$805.87 payable to Lochmueller Group for the Hoham Drive Project
  - \$27,500.00 annual pledge towards 2015 Water Bonds

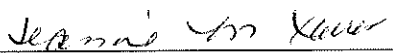
Commissioners Hopple and Pedavoli moved and seconded to approve payment of the invoice as presented. The motion carried.

The following communications were provided to the Commissioners:

- 1993 TIF Trial Balance – October, 2019 (TIF #1)
- 2000 TIF Trial Balance – October, 2019 (TIF #2)
- 2005 TIF Trial Balance – October, 2019 (TIF #3)
- 2016 TIF Trial Balance – October, 2019 (TIF #4)

Commissioners Ellinger and Hopple moved and seconded to accept the communications as presented. The motion carried.

The next scheduled meeting is scheduled for December 17, 2019, at 5:30 p.m. There being no further business to discuss, the meeting was declared adjourned at 5:43 p.m. after a motion and second by Commissioners Pedavoli and Ellinger. The motion carried.

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Jeanine M. Xaver, IAMC / CMC  
Clerk-Treasurer