

PLYMOUTH REDEVELOPMENT COMMISSION

September 17, 2019

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The Plymouth Redevelopment Commission met in regular session at 5:30 p.m., Tuesday, September 17, 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, Tom Pedavoli, and Melissa Christiansen. City Attorney Sean Surrisi and Clerk-Treasurer Jeanine Xavier were also in attendance. Commissioner Nancy Felde was absent.

Commissioners Hopple and Ellinger moved and seconded to approve the minutes of the regular session and executive session of July 16, 2019. The motion carried.

TIF #1

Update on Hoham Drive Reconstruction Project

City Engineer Rick Gaul addressed the commission. He reviewed the monthly update:

CITY OF PLYMOUTH
REDEVELOPMENT COMMISSION
HOHAM DRIVE RECONSTRUCT
DES# 1600926

PROPOSED LETTING DATE 8/11/2021
CONSTRUCTION ESTIMATE \$ 2.4 M

PRELIMINARY ENGINEERING
LOCHMUELLER GROUP

JULY 2019 TASK	CURRENT		PREVIOUS		PRELIMINARY ENGINEERING	
	% COMPLETE	COST TO DATE	% COMPLETE	COST TO DATE	COSTS REMAINING	TOTAL COSTS
TOPOGRAPHIC SURVEY	100%	\$ 30,200.00	100%	\$ 30,200.00	\$ -	\$ 30,200.00
ENVIRONMENTAL DOC	87%	\$ 32,388.96	64%	\$ 23,717.91	\$ 4,911.04	\$ 37,300.00
PUBLIC HEARING	0%	\$ -	0%	\$ -	\$ 6,500.00	\$ 6,500.00
ROAD DESIGN & PLANS	45%	\$ 68,069.44	44%	\$ 67,614.82	\$ 82,330.56	\$ 150,400.00
STORMWATER ANALYSIS & REP	100%	\$ 16,800.00	100%	\$ 16,800.00	\$ -	\$ 16,800.00
404/401 PERMIT APPLICATION	0%	\$ -	0%	\$ -	\$ 3,300.00	\$ 3,300.00
RULE 5 PERMIT & SWPPP	0%	\$ -	0%	\$ -	\$ 4,900.00	\$ 4,900.00
IDNR CONST FLOOD PERMIT	0%	\$ -	0%	\$ -	\$ -	\$ 4,800.00
UTILITY COORDINATION	37%	\$ 3,388.37	24%	\$ 3,388.37	\$ 133,166.30	\$ 9,100.00
GEOTECHNICAL INVESTIGATION	0%	\$ -	0%	\$ -	\$ 10,980.00	\$ 10,980.00
BID PHASE (HOURLY RATE - NTE)	0%	\$ -	0%	\$ -	\$ 5,700.00	\$ 5,700.00
TITLE REPORTS	0%	\$ -	0%	\$ -	\$ 5,225.00	\$ 5,225.00
ROW ENGINEERING	0%	\$ -	0%	\$ -	\$ 26,400.00	\$ 26,400.00
ROW STAKING	0%	\$ -	0%	\$ -	\$ 7,150.00	\$ 7,150.00
APPRAISAL PROBLEM ANALYSIS	0%	\$ -	0%	\$ -	\$ 2,750.00	\$ 2,750.00
TOTAL	46.92%	\$ 150,846.77	41.42%	\$ 133,166.30	\$ 170,658.23	\$ 321,505.00

Gaul noted that the city had to enter into contract with INDOT in order to receive the 80% match from the state. He spoke with Commission President Miley and Mayor Senter who both agreed to the contract. Gaul requested the commission's affirmation of contract.

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Rees Theatre Project Update

City Attorney Surrisi said the Community Development Block grant application that was submitted through the city was denied. This project has now been moved into the Stellar Communities grant application.

Hoham Drive

Gaul said the environmental study was submitted to the state last week. It has been determined that there are a lot of utilities in this area, so they are still working on coordinating all the utilities that run underneath Hoham Drive.

TIF #2

City Attorney Surrisi said there will be a ribbon cutting ceremony in River Park Square for the new kayak launch on September 24th at 11:00 a.m. and he invited everyone to attend.

TIF #3

Update on Aquatics Center Project

City Attorney Surrisi said that the building commissioner did grant a certificate of occupancy. They are currently working on the final punch list items and the grand opening is scheduled for October 5th at noon.

Pretzels, Inc. Expansion

City Attorney Surrisi provided an update. He said there has been some internal discussion with Pretzels, Inc. regarding the business name that should be on their paperwork. It was ultimately decided that they will operate as Pretzels LLC d/b/a Pretzels, Inc. The closing date will remain as August 30th and the transfer of funds will occur on September 19th. The only funds being transferred is Pretzels paying the closing costs, professional/bond counsel fees, and a fee to the trustee of the bond proceeds, the Bank of Oklahoma, for setting up the account.

TIF #4

Update on River Gate South Project

City Attorney Surrisi said the contracting is working on cleaning up and replacing some items before the project is completed. This includes a request from the Park Superintendent and City Engineer to replace the railing along Riverwalk. Surrisi is not sure when the third building will be completed or the status on occupancy.

TIF #5

Update on Winona Building Products

City Attorney Surrisi said the process to begin the bond financing for this project should begin in either October or November. The company was able to secure some new market tax credit funding, which is ultimately what held up the bond financing in the first place.

Miley asked for clarification regarding the for-sale signs on the south side of the Winona Building Products plant. Surrisi said the original plan for this company was to use the large warehousing section on the north side of the building to house their large machines. The company is exploring options to lease or possibly sell a portion of the building that they never intended on utilizing in the first place.

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TIF #6

Update on Centennial Crossings

Surrisi said he is anticipating that the developer will present Phase I of the Centennial Crossings project to the Plan Commission in November for a secondary approval of the Planned Unit Development. He noted that the developer and the city are still discussing infrastructure improvements to the area, including water and sewer utilities, in conjunction with the bond financing. The plan is to begin the initial excavation work and prepping the site this fall so they can begin the project in the Spring of 2020.

Other Business

Update on Fire Truck Discussion

Surrisi said he does not have any updates, but wanted to leave it on the agenda to keep the discussion open to potential financing avenues.

Approval of Redevelopment Invoices

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

- To be paid from City Building Project Fund
 - \$1,987.70 payable to RQAW for the final payment to the architect for the City Hall Renovation Project
- To be paid from TIF 1
 - \$9,125.67 payable to Lochmueller Group for the Hoham Drive Project
- To be paid from TIF 3
 - \$212,854.88 payable to 1st Source Bank, Trustee for the 2018 RDC Bond Series A for the Aquatics Center Project
- To be paid from TIF 1
 - \$25.50 payable to petty cash for mailing information to INDOT for the Hoham Drive Project
- To be paid from City Building Project Sinking Fund
 - \$1,000.00 payable to Old National Bank for the City Hall Project annual bond fees

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

The following communications were provided to the Commissioners:

- 1993 TIF Trial Balance – July & August, 2019 (TIF #1)
- 2000 TIF Trial Balance – July & August, 2019 (TIF #2)
- 2005 TIF Trial Balance – July & August, 2019 (TIF #3)
- 2016 TIF Trial Balance – July & August, 2019 (TIF #4)
- Baker Tilly Fee Agreement for the Pretzels Inc Expansion Bonds of 2019
- RDC Letter of Support for Stellar Initiative Application

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

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The next scheduled meeting is scheduled for October 15, 2019, at 5:30 p.m. There being no further business to discuss, the meeting was declared adjourned at 5:59 p.m. after a motion and second by Commissioners Pedavoli and Ellinger. The motion carried.

Jeanine M. Xaver, IAMC / CMC

Clerk-Treasurer