

PLYMOUTH REDEVELOPMENT COMMISSION

February 18, 2020

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*Clerk-Treasurer Jeanine Xaver administered the Oath of Office to Redevelopment Commission Member Craig Hopple before the meeting was called to order. His term is for one year, ending December 31, 2020.*

The Plymouth Redevelopment Commission met in regular session at 5:30 p.m., Tuesday, February 18, 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 and Craig Hopple. Attorney Sean Surrisi, City Engineer Rick Gaul and Clerk-Treasurer Jeanine Xaver were also in attendance. Commissioners Nancy Felde, Tom Pedavoli and Melissa Christiansen were absent.

Commissioners Hopple and Ellinger moved and seconded to approve the minutes of the regular session and executive session meetings of January 21, 2020. The motion carried.

TIF #1

**Update on Hoham Drive Reconstruction Project**

City Engineer Gaul said the contracts have submitted to INDOT. They are currently waiting on answers from NIPSCO regarding the placement of the detention pond. There were no additional updates.

**Update on Pioneer Drive Reconstruction Project**

Lochmueller Group is working on finalizing the drainage design and putting additional details on the construction plans. Next, they will begin working on the contract documents for the project.

TIF #2 - No updates.

TIF #3 – No updates.

TIF #4

**Update on River Gate South Project**

City Attorney Surrisi said he has had several meetings with the developer and his team since the special session last week. He does not have any updates at present, but anticipates having some information for the commissioner soon.

TIF #5 – No updates.

TIF #6

**Update on Centennial Crossings**

City Attorney Surrisi presented Resolution No. 2020-888, Resolution of the Plymouth Redevelopment Commission Pledging Tax Increment. He added that this is the first step in issuing the bond financing for the project. The Economic Development Commission and Common Council will review documents at their upcoming meetings on February 24<sup>th</sup>.

Steve Carter, financial representative for Centennial Crossings, LLC, was present to answer questions regarding the proposed bond financing for the project.

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There were no questions or comments from the commissioners.

Commissioners Hopple and Ellinger moved and seconded to adopt Resolution No. 2020-888, Resolution of the Plymouth Redevelopment Commission Pledging Tax Increment. The motion carried.

Other Business

No other business to discuss.

Approval of Redevelopment Invoices

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

- To be paid from TIF 3
  - \$212,855.19 to 1st Source Bank for 2018 RDC Series A Bonds (Aquatic Center)
- To be paid from TIF 1
  - \$1,929.66 to Lochmueller Group for Hoham Drive Reconstruction Project
  - \$15,113.08 to Lochmueller Group for Pioneer Drive Reconstruction Project


Commissioners Ellinger and Hopple 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 – January, 2020 (TIF #1)
- 2000 TIF Trial Balance – January, 2020 (TIF #2)
- 2005 TIF Trial Balance – January, 2020 (TIF #3)
- 2016 TIF Trial Balance – January, 2020 (TIF #4)

Commissioners Ellinger and Hopple moved and seconded to accept the communications as presented. The motion 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 5:43 p.m. after a motion and second by Commissioners Hopple and Ellinger. The motion carried.

  
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Jeanine M. Xaver, IAMC / CMC  
Clerk-Treasurer